Box 24B

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Conoly Brown
441 Capri Drive
Nashville, TN 37209

BILL GARRETT, Davidson County
Trans:T20100031785 DEEDWARRSP
Recvd: 05/26/10 14:50 3 pgs
Fees:18.00 Taxes:293.04
20100526-0040733

SEND TAX BILL:
Conoly Brown
441 Capri Drive
Nashville, TN 37209

MAP AND PARCEL:
14716016700

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 79,200.00.

AFFIANT

Subscribed and sworn to before me this 25th day of May, 2010.

NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/22/11

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator of the Estate of Frances Marie Martin,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 10P-102, has this day bargained and sold, and do hereby transfer and convey unto **Conoly Brown**, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN
This is improved property known 5010 Pearson Place, Nashville, TN 37210.

And now **Peggy D. Mathes, Administrator of the Estate of Frances Marie Martin,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Conoly Brown**, his heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 25th day of May, 2010.

Estate of Frances Marie Martin
By: Peggy D Mathes, Adm.
Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Administrator of the Estate of Frances Marie Martin,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 10P-102. the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 25th day of May, 2010.

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 10/22/11

File No.: 2010-049

EXHIBIT A

Being Lot No. 65 on the plan of Tusculum Fields of record in Book 2330, page 161, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Vernon H. Martin and wife, Frances Marie Martin by deed from Radnor Lumber Company, a Tennessee Corporation, of record in Book 2603, page 111, Register's Office for Davidson County, Tennessee. Vernon H. Martin having predeceased his wife on October 29, 2006. Frances Marie Martin having died intestate on June 16, 2009. Said property having been brought into the estate by The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 10P-102, and pursuant to an order of the Court the property was to be sold at public auction by Peggy D. Mathes, Administrator for the Estate of Frances Marie Martin.

This property is being sold as is.

This conveyance is subject to 2010 taxes, prorated and assumed by the Grantee(s); all matters on the plan of record in Book 2330, page 161; to the restrictive covenants as set out in Book 2495, page 365 and Book 5891, page 226, Book 6616, page 624, and Book 7932, page 73, said Register's Office. Subject to the rights and claims of parties in possession.