File Box 94B

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

ADDRESS NEW OWNER:
Swindle Properties, L.P.
1725 S. Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILL:
Swindle Properties, L.P.
1725 S. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100036056 DEEDWARRSP
Recvd: 06/14/10 16:10 3 pgs
Fees:18.00 Taxes:155.40
20100614-0046196

MAP AND PARCEL:
04415008400

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 42,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of June, 2010.

NOTARY PUBLIC

ANN B. WADDELL STATE 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 Annice Mai C. Shrum,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-1628, has this day bargained and sold, and do hereby transfer and convey unto **Swindle Properties, L.P., a Tennessee limited partnership**, it's successors 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 900 Berry Street, Old Hickory, TN 37138.

And now **Peggy D. Mathes, Administrator of the Estate of Annice Mai C. Shrum,** 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 **Swindle Properties, L.P., a Tennessee limited partnership**, it's successors 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 9th day of June, 2010.

Estate of Annice Mai C. Shrum

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 Annice Mai C. Shrum,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-1628, 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 9th day of June, 2010.

NOTARY PUBLIC

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

My Commission Expires: 10/22/11

File No.: 2010-055

EXHIBIT A

Being Lot No. 85 on the plan of Section "D", Village of Old Hickory, of record in Book 1424, page 65, 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 Harry S. Boston and wife, Lavanda Boston by deed from Estate of Gracie Nichols Smith of record in Book 6934, page 106, Register's Office for Davidson County, Tennessee. Lavanda Boston Quitclaimed her interest to Harry S. Boston of record in Book 10409, page 687, said Register's Office. Harry S. Boston Quitclaimed his interest to Annice Maic Shrum, a/k/a Annice Mai C. Shrum, of record in Instr. No. 20070629-0077785, said Register's Office. Annice Mai C. Shrum having since died on 9/24/09 intestate. Pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-1628, Annice Mai C. Shrum's Estate was declared insolvent, had the property brought into the estate, and so order Peggy D. Mathes, Administrator of the Estate of Annice Mai C Shrum to sell said property.

This property is being sold as is.

This conveyance is subject to 2010 taxes, prorated and assumed by the Grantee(s); all matters as set out on the plan of record in Book 1424, page 65, said Register's Office. Subject to the rights and claims of parties in possession.