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

ADDRESS NEW OWNER:
Timed Properties, LLC
613 Durrett Drive
Nashville, TN 37211

SEND TAX BILL:
Timed Properties, LLC
613 Durrett Drive
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20100078036 DEEDWARRSP
Recvd: 12/10/10 13:44 3 pgs
Fees:18.00 Taxes:86.95
20101210-0098607

MAP AND PARCEL:
05201000500

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 23500.00.

AFFIANT

Subscribed and sworn to before me this 10th day of December, 2010.

NOTARY PUBLIC

My Commission Expires: 10/22/11

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

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 Edwin Allen Braswell, Sr.,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-1801, has this day bargained and sold, and do hereby transfer and convey unto **Timed Properties, LLC**, a Tennessee limited liability company, its 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 309 Harris Street, Madison, TN 37115 .

And now **Peggy D. Mathes, Administrator of the Estate of Edwin Allen Braswell, Sr.,** 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 **Timed Properties, LLC**, a Tennessee limited liability company, its 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 10th day of December, 2010.

Estate of Edwin Allen Braswell, Sr.

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 Edwin Allen Braswell, Sr.,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-1801. 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 10th day of December, 2010.

ANN B WADDELL STATE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 10/22/11

File No.: 2010-149

EXHIBIT A

Being Lot No. 10, Block C on the plan of Crittenden Estates Subdivision, of record in Book 974, page 69, 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 Lillie M. Braswell, now deceased, by deed from June C. Caudle of record in Book 8120, page 505, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Edwin Allen Braswell, Sr., pursuant to the Holographic Last Will and Testament of Lillie M. Braswell admitted as a muniment of title in the Seventh Circuit Court of Davidson County, Tennessee, Docket Number 07P-071 on January 24, 2007, of record in Instr. No. 20080305-0022314, said Register's Office. Edwin Allen Braswell, Sr. having since died on October 21, 2009. His estate having been declared insolvent pursuant to the Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-1801, and the property to be brought into the estate and sold at public auction.

Taxes for the year 2010, paid, prorated and assumed by the Grantees. All taxes for 2011 and subsequent years, which are a lien, but no t yet due and payable. Subject to all matters as set out on the plan of record in Book 974, page 69, said Register's Office Subject to the rights and claims of parties in possession. This property is being sold as is.