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

ADDRESS NEW OWNER:
Victor Hazelwood, Trustee
2479 Murfreesboro Road, Box 162
Nashville, TN 37217

SEND TAX BILL:
Victor Hazelwood, Trustee
2479 Murfreesboro Road, Box 162
Nashville, TN 37217

MAP AND PARCEL:
0715017300

BILL GARRETT, Davidson County
Trans:T20100078037 DEEDWARRSP
Recvd: 12/10/10 13:52 6 pgs
Fees:33.00 Taxes:81.40
20101210-0098643

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 22,000.00.

Joe W Jenkins
AFFIANT

Subscribed and sworn to before me this 8th day of December, 2010.

Ann B. Waddell
NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE 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, Joe Jenkins, Executor of the Estate of James Dixie Byrum and as an heir, Susie Baird (a/k/a Susie Beard), Frank Jenkins, Sue Underwood, Jane Jenkins, Hester Jenkins, Edward Jenkins, Brenda Jenkins Jackson, Mary Ann Jenkins Nave, Stanley Jenkins, Donna Jenkins Dickson, Joe Jenkins, Dennis Byrum, Boyce Byrum, Jr., F. C. Brake, Jr., James Edward Brake, Jr. Christy Ann Bake, John Proctor Brake, Jr., Debbie Ann Brake Ordonez, Mary Frances Brake Randolph, Gloria Jeanette Brake Jimenez, Mayhew Dodson Brake, and Cynthia Marie Brake, the **Heirs of the Estate of James Dixie Byrum,** pursuant to his Last Will and Testament of record in the County Court Clerk's Office for Davidson County, Tennessee, Probate Division, Docket No. 95P-200, has this day bargained and sold, and do hereby transfer and

convey unto **Victor Hazelwood,** Trustee with full power to transfer and convey without the joinder of any beneficiary, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Nos. 255 and 256 of the Highland Land Company's Subdivision in the 12th Civil District, a plan of which is of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said Lots 255 and 256 together front 50 feet on the west side of Pennock Street and extend back between parallel line 175 feet to a 15 foot alley.

Being the same property conveyed to James Dixie Byrum and wife, Sarah Frances Byrum by deed from Ethel M. Nichol of record in Book 3832, page 422, Register's Office for Davidson County, Tennessee. Sarah Frances Byrum predeceased James Dixie Byrum in 1986. James Dixie Byrum having died 1/22/95 testate, his Last Will and Testament being of record in the County Court Clerk's Office for Davidson County, Tennessee, Probate Division, Docket No. 95P-200.

This is improved property known 1321 Pennock Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, his successors and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, his successors and assigns, against the lawful claims of all persons whomsoever.

And now the **Heirs of the Estate of James Dixie Byrum,** 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 **Victor Hazelwood,** Trustee with full power to transfer and convey without the joinder of any beneficiary, his 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 our hands this the 8th day of December, 2010.

Estate of James Dixie Byrum

By: Joe W Jenkins
Joe Jenkins, Executor

By: Joe W Jenkins
Joe Jenkins

By: Susie Baird by Joe W Jenkins POA
Susie Baird, by Joe Jenkins, P.O.A.

By: Frank Jenkins by Joe W Jenkins POA
Frank Jenkins, by Joe Jenkins, P.O.A.

By: Sue Underwood by Joe W Jenkins POA
Sue Underwood, by Joe Jenkins, P.O.A.

By: Jane Jenkins by Joe W Jenkins POA
Jane Jenkins, by Joe Jenkins, P.O.A.

By: Hester Jenkins by Joe W Jenkins POA
Hester Jenkins, by Joe Jenkins, P.O.A.

By: Edward Jenkins by Joe W Jenkins POA
Edward Jenkins, by Joe Jenkins, P.O.A.

By: Brenda Jenkins Jackson by Joe W Jenkins POA
Brenda Jenkins Jackson, by Joe Jenkins, P.O.A.

By: Mary Ann Jenkins Nave by Joe W Jenkins POA
Mary Ann Jenkins Nave, by Joe Jenkins, P.O.A.

By: Stanley Jenkins by Joe W Jenkins POA
Stanley Jenkins, by Joe Jenkins, P.O.A.

By: Donna Jenkins Dickson by Joe W Jenkins POA
Donna Jenkins Dickson, by Joe Jenkins, P.O.A.

By: Boyce Byrum Jr. by Joe W Jenkins POA
Boyce Byrum, Jr., by Joe Jenkins, P.O.A.

By: F. C. Brake Jr. by Joe w Jenkins P O A
F. C. Brake, Jr. by Joe Jenkins, P.O.A.

By: James Edward Brake Jr. by Joe w Jenkins P O A
James Edward Brake, Jr., by Joe Jenkins, P.O.A.

By: Christy Ann Brake by Joe w Jenkins P O A
Christy Ann Brake, by Joe Jenkins, P.O.A.

By: John Proctor Brake Jr. by Joe w Jenkins P O A
John Proctor Brake, Jr., by Joe Jenkins, P.O.A.

By: Debbie Ann Brake Ordonez by Joe w Jenkins P O A
Debbie Ann Brake Ordonez, by Joe Jenkins, P.O.A.

By: Mary Frances Brake Randolph by Joe w Jenkins P O A
Mary Frances Brake Randolph, by Joe Jenkins,
P.O.A.

By: Gloria Jeanette Brake Jimenez by Joe w Jenkins P O A
Gloria Jeanette Brake Jimenez, by Joe Jenkins,
P.O.A.

By: Mayhew Dodson Brake by Joe w Jenkins P O A
Mayhew Dodson Brake, by Joe Jenkins, P.O.A.

By: Cynthia Marie Brake by Joe w Jenkins P O A
Cynthia Marie Brake, by Joe Jenkins, P.O.A.

I, Katherine Jacobs, hereby joins in this conveyance to convey any and all rights I may have to my Life Estate as provided for me in the Last Will and Testament of James Dixie Byrum, of record in the County Court Clerk's Office for Davidson County, Tennessee, Probate Division, Docket No. 95P-200.

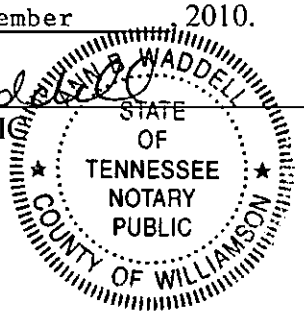
By: Katherine Jacobs by Ruby Pewitt P O A
Katherine Jacobs, by Ruby M. Pewitt, P.O.A.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Joe Jenkins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as **Executor of the Estate of James Dixie Byrum,** pursuant to the Last Will and Testament of James Dixie Byrum, of record in the County Court Clerk's Office for Davidson County, Tennessee, Probate Division, Docket No. 95P-200, the bargainor, and as such Executor, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 8th day of December, 2010.

NOTARY PUBLIC



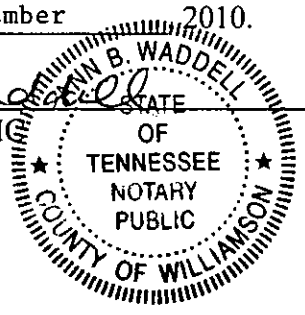
My Commission Expires: 10/22/11

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Joe Jenkins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is an Heir of the **Estate of James Dixie Byrum,** pursuant to the Last Will and Testament of James Dixie Byrum, of record in the County Court Clerk's Office for Davidson County, Tennessee, Probate Division, Docket No. 95P-200, the bargainor, and as such Executor, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 8th day of December, 2010.

NOTARY PUBLIC



My Commission Expires: 10/22/11

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Joe Jenkins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Attorney-in-fact for Susie Baird (a/k/a Susie Beard), Frank Jenkins, Sue Underwood, Jane Jenkins, Hester Jenkins, Edward Jenkins, Brenda Jenkins Jackson, Mary Ann Jenkins Nave, Stanley Jenkins, Donna Jenkins Dickson, Joe Jenkins, Dennis Byrum, Boyce Byrum, Jr., F. C. Brake, Jr., James Edward Brake, Jr. Christy Ann Bake, John Proctor Brake, Jr., Debbie Ann Brake Ordonez, Mary Frances Brake Randolph, Gloria Jeanette Brake Jimenez, Mayhew Dodson Brake, and Cynthia Marie Brake, Heirs of the **Estate of James Dixie Byrum,** pursuant to the Last Will and Testament of James Dixie Byrum, of record in the County Court Clerk's Office for Davidson County, Tennessee, Probate Division, Docket No. 95P-200, the bargainor, and as such Attorney-in-fact, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 8th day of December, 2010.

NOTARY PUBLIC

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

My Commission Expires: 10/22/11

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Ruby M. Pewitt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Attorney-in-fact for **Katherine Jacobs**, Heirs of the **Estate of James Dixie Byrum,** pursuant to the Last Will and Testament of James Dixie Byrum, of record in the County Court Clerk's Office for Davidson County, Tennessee, Probate Division, Docket No. 95P-200, the bargainor, and as such Attorney-in-fact, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 8th day of December, 2010.

NOTARY PUBLIC

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

My Commission Expires: 10/22/11