File Box 248

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

BILL GARRETT, Davidson County
Trans:T20110002076 DEEDWARRSP
Recvd: 01/11/11 09:13 3 pgs
Fees:18.00 Taxes:277.50
20110111-0002825

ADDRESS NEW OWNER:
Clyde & Carol Mosley
5255 Reeder School Road
Greenbrier, TN 37073

SEND TAX BILL:
Clyde & Carol Mosley
5255 Reeder School Road
Greenbrier, TN 37073

MAP AND PARCEL:
103080A07100CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 75.00.00.

Clyde Mosley
AFFIANT

Subscribed and sworn to before me this 10th day of January, 2011.

A B Waddell
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 William Pierce Thompson,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 08P-997 has this day bargained and sold, and do hereby transfer and convey unto **Clyde Mosley and wife, Carol Mosley**, their 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 4425 Westlawn Drive, D-204, Nashville, TN 37209.

And now **Peggy D. Mathes, Administrator of the Estate of William Pierce Thompson,**. 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 **Clyde Mosley and wife, Carol Mosley** their 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 10th day of January, 2011.

Estate of William Pierce Thompson
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 William Pierce Thompson** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 08P-997. 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 January, 2011.

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

NOTARY PUBLIC

My Commission Expires: 10/22/11

File No.: 2010-161

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. D-204 as shown on the Plat of Westlawn Green, a condominium of record in Book 5200, pages 20 through 24, Register's Office. For said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William Pierce Thompson by deed from Jane L. Austin Duncan and husband, Emmett Martin Duncan, III, of record in Book 6101, page 175, Register's Office for Davidson County, Tennessee. William Pierce Thompson having since died on May 21, 2008, and his Estate entered into the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 08P-997. Pursuant to an Order of the Court the decedent's real property was to be brought into the estate to be sold by Peggy D. Mathes, Administrator for the Estate of William Pierce Thompson.

Subject to 2011 taxes, prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 5200, page 20 through 24; The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westlawn Green Condominiums of record in Book 5238, page 863, amended in Book 5266, page 22, said Register's Office; Subject to the assessment of homeowners association fees, if any. easement granted to Metropolitan Government of Nashville and Davidson County as set out in Book 5238, page 134, said Register's Office. Subject to the rights and claims of parties in possession. This property is being sold as is.