File 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:
Charles White
6020 Mt. Pisgah Road
Nashville, TN 37211

SEND TAX BILL:
Charles White
6020 Mt. Pisgah Road
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans: T20110008356 DEEDWARRSP
Recvd: 02/09/11 08:18 3 pgs
Fees: 18.00 Taxes: 142.82
20110209-0011230

MAP AND PARCEL:
08111017400

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $38,600.00.

Charles White
AFFIANT

Subscribed and sworn to before me this 7th day of February, 2011.

Ann 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 Solonia V. Johnson,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-1073, has this day bargained and sold, and do hereby transfer and convey unto **Charles White**, 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 1703 17th Avenue North, Nashville, TN 37208 .

And now **Peggy D. Mathes, Administrator of the Estate of Solonia V. Johnson,**. 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 **Charles White**, 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 7th day of February, 2011.

Estate of Solonia V. Johnson
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 Solonia V. Johnson,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-1073. 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 7th day of February, 2011.

NOTARY PUBLIC

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

My Commission Expires: 10/22/11

File No.: 2010-150

EXHIBIT A

Being the northerly 50 feet of Lot No.391 on the plan of D. T. McGavock and Others Addition of record in Book 21, page 41, 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 Solonia V. Johnson and Preston W. McCullough by deed from Hazel P. Cochren, a widow, of record in Book 8538, page 641, Register's Office for Davidson County, Tennessee. Preston N. McCullough predeceased Solonia V. Johnson on March 24, 2004. Solonia V. Johnson having since died December 6, 2008. Her estate having been declared insolvent pursuant to an Order of The Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-1073. It was so ordered that her real property was to be brought into the estate and sold by Peggy D. Mathes, Administrator of the Estate of Solonia V. Johnson. The Court further declared that the changes to the Warranty Deed of record in Book 8538, page 641, said Register's, were forgeries and obtained by fraud. That Preston McCullough predeceased Solonia V. Johnson, that the deed provided that ownership would pass to the survivor of Preston McCullough and Solonia Johnson, and the entire ownership interest in the Property therefore vested in Solonia Johnson at the time of death of Preston McCullough. Any other claims of ownership were denied, and the Estate of Solonia Johnson declared to be the sole owner of the Property.

This conveyance is subject to 2011 taxes, prorated and assumed by the Grantees; to all matters as set out on the plan of record in Book 21, page 41, said Register's Office Subject to the rights and claims of parties in possession.
This property is being sold as is.