File
Box
248

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

ADDRESS NEW OWNER:
Mark Stephan Hughes
P. O. Box 70245
Nashville, TN 37207

BILL GARRETT, Davidson County
Trans:T20110040207 DEEDWARRSP
Recvd: 07/05/11 15:00 3 pgs
Fees:18.00 Taxes:50.88
20110705-0051363

SEND TAX BILL:
Mark Stephan Hughes
P. O. Box 70245
Nashville, TN 37207

MAP AND PARCEL:
07115021800

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 13,750.00.

AFFIANT

Subscribed and sworn to before me this 1st day of July, 2011.

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 Joseph Dwight Sherrill,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 10P-1473, has this day bargained and sold, and do hereby transfer and convey unto **Mark Stephan Hughes,** 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 1319 Stainback Avenue, Nashville, TN 37207.

And now **Peggy D. Mathes, Administrator of the Estate of Joseph Dwight Sherrill,**. 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 **Mark Stephan Hughes,** 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.

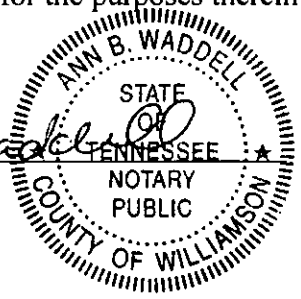
Witness my hand this the 1st day of July, 2011.

Estate of Joseph Dwight Sherrill
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 Joseph Dwight Sherrill,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 10P-1473. 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 1st day of July, 2011.



NOTARY PUBLIC

My Commission Expires: 10/22/11

File No.: 2011-083

EXHIBIT A

Being Lot Nos. 96 & 97 on the plan of the Highland Land Company's Subdivision of record in Book 421, page 14, 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 Joseph D. Sherrill and wife, Stephanie D. Sherrill by deed from L-W Investment Properties, Inc. of record in Book 8373, page 246, Register's Office for Davidson County, Tennessee.

Stephanie Denise Sherrill Quitclaimed her interest to Joseph Dwight Sherrill of record in Book 11077, page 440, said Register's Office. And further by Marital Dissolution Agreement, whereby the property was divested from Stephanie Denise Sherrill and vested solely in Joseph Dwight Sherrill, of record in the Second Circuit Court for Davidson County, Tennessee, under Docket No. 98D-1835.

Joseph Dwight Sherrill having since died intestate on August 24, 2010, whereby his heirs filed an Affidavit of Heirship stating that the heirs are Joseph Word, Antonio Sherrill and Brant Sherrill, of record in Instr. No. 20110208-0010923, Register's Office. Pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 10P-1473, declared the Estate of Joseph Dwight Sherrill insolvent and that the real property was to be brought into the Estate and sold at public auction by Peggy D. Mathes, Administrator of the Estate of Joseph Dwight Sherrill.

This conveyance is subject to 2011 taxes, prorated and assumed by the Grantee; all matters as shown on the plan of record; to any and all easements located on the property; Parties in possession. This property is being sold as is.