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

ADDRESS NEW OWNER:
Dorothy L. Grubbs
498 Paragon Mills Road
Nashville, TN 37211

SEND TAX BILL:
Dorothy L. Grubbs
498 Paragon Mills Road
Nashville, TN 37211

MAP AND PARCEL:
13311020700
13311005700
13311018000

BILL GARRETT, Davidson County
Trans:T20110078568 DEEDWARRSP
Recvd: 12/12/11 14:02 4 pgs
Fees:23.00 Taxes:647.50
20111212-0096740

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 175,000.00.

Dorothy L. Grubbs
AFFIANT

Subscribed and sworn to before me this 12th day of December, 2011.

Ann B. Waddell
NOTARY PUBLIC

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

My Commission Expires: 10/05/15

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, Patricia J. Ellis, Executrix/Personal Representative and Ruby Johnson, Heir of the **Estate of Edna H. Cashion**, has this day bargained and sold, and do hereby transfer and convey unto **Dorothy L. Grubbs, a single person**, her 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

And now **Patricia J. Ellis, Executrix/Personal Representative and Ruby Johnson, Heir of the Estate of Edna H. Cashion,**. 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 **Dorothy L. Grubbs**, her 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 12th day of December, 2011.

Estate of Estate of Edna H. Cashion
By: Patricia J. Ellis, Executrix
Patricia J. Ellis, Executrix

By: Ruby Johnson by Patricia J. Ellis, attorney-in-fact
Ruby Johnson, Heir, by Patricia J. Ellis,
Attorney-in-fact

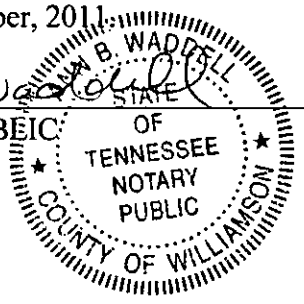
STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Patricia J. Ellis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Executrix/Personal Representative of the Estate of Edna H. Cashion,** pursuant to the Last Will and Testament of record in the Seventh Judicial District for the State of Tennessee, Anderson County-Chancery Division-Probate Section, Civil Action 11PB0075, the bargainor, and as such Executrix/Personal Representative, being so authorized executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 12th day of December, 2011.

NOTARY PUBEIC



My Commission Expires: 10/05/15

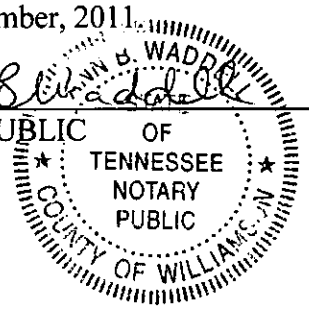
STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Patricia J. Ellis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Attorney-in-fact of Ruby Johnson, Heir of the Estate of Edna H. Cashion,** pursuant to the Last Will and Testament of record in the Seventh Judicial District for the State of Tennessee, Anderson County-Chancery Division-Probate Section, Civil Action 11PB0075, the bargainor, and as such Attory-in-fact of the Heir, being so authorized executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 12th day of December, 2011.

NOTARY PUBLIC



My Commission Expires: 10/05/15

EXHIBIT A

TRACT NO. 1: 498 Paragon Mills Road, Nashville, TN 37211 (Tax ID 13311020700) Improved

Land in the Sixth Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers Surveyors, dated 6/24/58, more particularly described as follows:

Beginning at an iron pin in the northerly margin of Paragon Mills Road; thence South 41 deg. 28' West a distance of 76.4 feet, along said northerly boundary to a stake; thence still along the northerly margin of Paragon Mills Road South 49 deg. 53' West a distance of 123.6 feet to an old stone; thence North 42 deg. 51' West a distance of 291.5 feet to an old fence post; thence North 41 deg. 52' West a distance of 75.6 feet to a stake at old fence post; thence North 36 deg. 42' West a distance of 28 feet, more or less, to a point; thence North 18 deg. 40' West a distance of 42 feet, more or less, to a point; thence North 10 deg. 00" West a distance of 61 feet, more or less, to a stake; thence North 87 deg. 34' East a distance of 154.8 feet to an iron pin; thence South 46 deg. 15' East a distance of 389.5 feet to an iron pin, the point of origin, said tract of land containing 1.9 acres, more or less.

Being part of the same property conveyed to M. D. Cashion and wife, Edna H. Cashion by deed from Howard L. Haynes and wife, Marion Haynes and Ben R. McDonald and wife Pauline B. McDonald of record in Book 799, page 619, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPITON, BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT TRACT OF LAND CONVEYED TO The Metropolitan Government of Nashville and Davidson County by Agreed Order of record in Book 11395, page 257, Register's Office for Davidson County, described as follows:

Beginning at a point, said point being the southwestern property corner and 12.5 feet from the centerline of Paragon Mills Road; thence along the existing northern right-of-way line of Paragon Mills Road for 205.89 feet to a point on the common property line of Parcels 207 and 57 on Map 133-11; thence along said property line N 42 deg. 09' 56" W for 12.5 feet to a point; thence along a curve to the right of radius 1694.58 feet for 204.38 feet to a point on the common property line of parcel 133-11-A and Parcel 133-11-207; thence along said property line S 39 deg. 10' 48" W for 12.5 feet to the point of beginning and containing therein an area of 2564.20 square feet.

TRACT NO. 2: 0 Elysian Fields Road, Nashville, TN 37211 (Tax ID 13311005700) Unimproved

Being "Reserved Parcel A" as shown on the plan of Valley View Meadows Subdivision, Section I, of record in Book 2331, page 53, Register's Office for said County, and described as follows:

Beginning at a concrete monument in the northerly margin of Paragon Mills Road, the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 40.03 feet to a concrete monument in the westerly margin of Valley Ridge Drive; thence along said margin northerly 272.58 feet to a concrete monument, the beginning of curve; thence around said curve having a radius of 25 feet northwesterly 39.27 feet to a concrete monument in the southerly margin of Elysian Fields Drive; thence along said margin westerly 18.34 feet to a point; thence South 45 deg. 58' East 376.50 feet to a point in the northerly margin of said Paragon Mills Road; thence along said margin easterly 2.38 feet to the beginning.

TRACT NO. 3: 0 Valley Ridge Drive, Nashville, TN 37211 (Tax ID 13311018000) Unimproved

Being "Reserved Parcel B" as shown on the plan of Valley View Meadows Subdivision, Section II, of record in Book 3600, page 60, said Register's Office and described as follows:

Beginning at a point in the Common rear of Lots 76 and 77 of said Subdivision; thence with the rear line of said Lot 76, southeasterly 81.19 feet; thence North 83 deg. 30' East 87.76 feet; thence North 21 deg. 49' West 63.27 feet; thence North 21 deg. 2' West 50.73 feet to a point in the rear line of said Lot No. 77; thence along said line southeasterly 86.83 feet to the point of beginning.

TRACT NOS. 2 & 3: Being the same property conveyed to M. D. Cashion and wife, Edna H. Cashion by deed from Randall Phillips Builders, Inc. of record in Book 4519, page 564, Register's Office for Davidson County, Tennessee.

M. D. Cashion having predeceased Edna H. Cashion on July 20, 1993, Edna H. Cashion having since died on February 17, 2011, testate. The Last Will and Testament of Edna Cashion having been entered into The Seventh Judicial District for the State of Tennessee, Anderson County-Chancery Division-Probate Section, Civil Action No. 11PB0075, naming Patricia Ellis as Personal Representative/ Executrix and Ruby Johnson as her heir to her property.

This conveyance is subject to 2011 taxes, paid, prorated and assumed by the Grantees.

TRACT NO. 1: Subject to sewer line easement as set out in Book 3913, page 96, said Register's Office.

TRACT NO. 2: Subject to all matters as set out on the plan of record in Book 2331, page 53, said Register's Office

TRACT NO. 3: Subject to all matters as set out on the plan of record in Book 3600, page 60, said Register's Office

TRACT NO. 2: Subject to drainage easement as set out in Book 11395, page 257, said Register's Office.

Subject to the rights and claims of parties in possession.

This property is being sold as is.