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:T20120028665 DEEDWARRSP
Recvd: 04/19/12 13:42 3 pgs
Fees:18.00 Taxes:238.65
20120419-0033649

ADDRESS NEW OWNER:
Harold W. Cates
680 Harding Place
Nashville, TN 37211

SEND TAX BILL:
Harold W. Cates
680 Harding Place
Nashville, TN 37211

MAP AND PARCEL:
11904003200

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 64,500.00.

Harold W. Cates
AFFIANT

Subscribed and sworn to before me this 18th day of April, 2012.

A B Waddell
NOTARY PUBLIC

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

My Commission Expires: 10/5/15

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, **Peggy D. Mathes, Administrator of the Estate of Alice M. Anderson,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 04P-751, has this day bargained and sold, and do hereby transfer and convey unto **Harold W. Cates, a single person**, 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 326 Wimpole Drive, Nashville, TN 37211.

And now **Peggy D. Mathes, Administrator of the Estate of Alice M. Anderson,**. 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 **Harold W. Cates, a single person**, 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 18th day of April, 2012.

Estate of Alice M. Anderson
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 Alice M. Anderson,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 04P-751, 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 18th day of April, 2012.

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

NOTARY PUBLIC

My Commission Expires: 10/5/15

File No.: 2012-036

EXHIBIT A

Being Lot No. 59 on the plan of Glencliff Estates, Section IV of record in Book 1835, page 79, 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 Charles M. Anderson, Jr. and wife, Alice M. Anderson by deed from Rachel S. Barrett and husband, Malcolm L. Barrett of record in Book 4168, page 554, Register's Office for Davidson County, Tennessee. Charles M. Anderson, Jr. predeceased Alice M. Anderson. Alice M. Anderson having since died 3/17/96. Pursuant to an order of the Seventh Circuit Court for Davidson County, Tennessee, Probated Division, Docket No. 04P-751 declared Alice M. Anderson Estate insolvent and so ordered the property into the estate. Further, the court appointed Peggy D. Mathes as Administrator for the Estate of Alice M. Anderson and ordered her to sale the property at public auction.

EXHIBIT B

Taxes for 2012, prorated and assumed by the Grantee: Subject to all matters as set out on the plan of record in Book 1835, page 79, said Register's Office; to the rights and claims of parties in possession. This property is being sold as is.