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

ADDRESS NEW OWNER:
WTKC, LLC
3720 Brighton Road
Nashville, TN 37205

SEND TAX BILL:
WTKC, LLC
3720 Brighton Road
Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20120029927 DEEDWARRSP
Recvd: 04/24/12 13:14 3 pgs
Fees:18.00 Taxes:1591.00
20120424-0035105

MAP AND PARCEL:
10413005700

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 430,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of April, 2012.

NOTARY PUBLIC

My Commission Expires: 10/5/15

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 Robert W. Samuel,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 10P-1601 has this day bargained and sold, and do hereby transfer and convey unto **WTKC, LLC, a Tennessee limited liability company,** its successors 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 209 Leonard Avenue, Nashville, TN 37205.

And now **Peggy D. Mathes, Administrator of the Estate of Robert W. Samuel,**. 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 **WTKC, LLC, a Tennessee limited liability company,** its successors and assigns 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 23rd day of April, 2012.

Estate of Robert W. Samuel

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 Robert W. Samuel,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 10P-1601, 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 23rd day of April, 2012.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WIL

My Commission Expires: 10/5/15

File No.: 2012-041

EXHIBIT A

Being Lot No. 25 on the plan of Bransford Realty Company's Subdivision of record in Book 547, page 53, 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 Robert W. Samuel, unmarried, by deed from Ida Schatten of record in Book 4054, page 929, Register's Office for Davidson County, Tennessee. Robert W. Samuel having since died 6/27/96. Pursuant to an order of the Seventh Circuit Court for Davidson County, Tennessee, Probated Division, Docket No. 10P-1601 declared Robert W. Samuel Estate insolvent and so ordered the property into the estate. Further, the court appointed Peggy D. Mathes as Administrator for the Estate of Robert W. Samuel and ordered her to sale the property at public auction.

EXHIBIT B

This conveyance is subject to 2012 taxes, prorated and assumed by the Grantees; Subject to all matters as set out on the plan of record in Book 547, page 53, said Register's Office; Subject to the rights and claims of parties in possession. This property is being sold as is.