File Box 24B

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:T20120093596 DEEDWARRSP
Recvd: 12/07/12 08:37 2 pgs
Fees:13.00 Taxes:140.60
20121207-0112768

ADDRESS NEW OWNER:
Martha Swafford
121 Lawrencetown Road
Gallatin, TN 37066

SEND TAX BILL:
Martha Swafford
121 Lawrencetown Road
Gallatin, TN 37066

MAP AND PARCEL:
07114011000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 38,000.00

Martha Swafford
AFFIANT

Subscribed and sworn to before me this 5th day of December, 2012.

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

Ann B. Waddell
NOTARY PUBLIC

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 Ray Cook,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-679, has this day bargained and sold, and do hereby transfer and convey unto **Martha Swafford**, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 17 on the plan of J. B. Haynie's Gladstone Addition, of record in Book 161, pages 10 and 11, 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 Ray Cook by deed from David J. Williams of record in Instr. No. 20060810-0098638, Register's Office for Davidson County, Tennessee. Ray Cook Quitclaimed his interest to Ray Cook and Joann Dale, as tenants in common with rights of survivorship of record in Instr. No. 20070321-0034373, said Register's Office. Joann Dale, an unmarried woman, Quitclaimed unto Ray Cook, an unmarried man, by Instr. No. 20080222-0017324, said Register's Office. Ray Cook, a/k/a Ray Edward Cook, having died on August 24, 2010. His estate having been declared insolvent pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-679, seized and possessed said real property and so ordered it to be sold by Peggy D. Mathes, Administrator, at public auction.

This is improved property known 1300 Baptist World Center Drive, Nashville, TN 37207.

And now **Peggy D. Mathes, Administrator of the Estate of Ray Cook,**. 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 **Martha Swafford**, 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 5th day of December, 2012.

Estate of Ray Cook

By: Peggy D Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 Ray Cook,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-679, 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 5th day of December, 2012.

NOTARY PUBLIC

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

My Commission Expires: 10/5/15