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:T20120095427 DEEDWARRSP
Recvd: 12/13/12 11:12 3 pgs
Fees:18.00 Taxes:122.10
20121213-0114869

ADDRESS NEW OWNER:
Woodbine Community Organization (WCO), Inc.
222 Oriel Avenue
Nashville, TN 37210

SEND TAX BILL:
Woodbine Community Organization (WCO), Inc.
222 Oriel Avenue
Nashville, TN 37210

MAP AND PARCEL:
08106038100

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 33,000.00

Peggy D Mathes, Adm
AFFIANT

Subscribed and sworn to before me this 12th day of December, 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 Alvin L. Fly,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-644, has this day bargained and sold, and do hereby transfer and convey unto **Woodbine Community Organization (WCO), Inc., a Tennessee non-profit corporation,** 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 2023 Clarksville Pike, Nashville, TN 37208.

And now **Peggy D. Mathes, Administrator of the Estate of Alvin L. Fly,**. 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 **Woodbine Community Organization (WCO), Inc., a Tennessee non-profit corporation,** its successors 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, 2012.

Estate of Alvin L. Fly

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 Alvin L. Fly,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-644, 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 12th day of December, 2012.

NOTARY PUBLIC

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

My Commission Expires: 10/5/15

File No.: 2012-164

EXHIBIT A

Being Lot No. 1, 2 and 3 on the plan of W. B. Street's Addition of record in Book 161, page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 65 feet on the easterly side of Bond Street, and runs back between parallel lines with the southerly margin of McDaniel, formerly "C" Street, 150 feet to an alley.

Said Lot Nos. 2 and 3 front 50 feet each on the easterly side of Bond Street, and run back between parallel lines 150 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the following described property conveyed to R. H. Lamb and wife, Maggie D. Lamb by deed from H. H. Hall and wife, Jennie Hall of record in Book 1717, page 91, said Register's Office, and described as follows:

Being parts of Lot Nos. 1 and 2 on the Plan of W. B. Street's Subdivision of the Nichol Property, as of record in Book 161, page 97, said Register's Office, described together according to a survey made by Watkins and Murray, Surveyors, 3/12/47, as follows:

Beginning at an iron pin, the northeast corner of U. S. Highway #41 or State Highway #12 and Bond Street; thence with the northeasterly margin of said Highway, South 56 deg. 50' East 185.4 feet to an iron pin on the westerly margin of an alley; thence with said alley, northwardly 104 feet to an iron pin on the southerly margin of McDaniel Street; thence with said Street, North 87 deg. 55' west 150 feet to an iron pin on the easterly margin of Bond Street; thence with said Street, South 3 deg. East 7 feet to the beginning.

Being the same property conveyed to Alvin L. Fly and wife, Anita L. Fly by deed from Willie L. Traughber and wife, Gloria A. Traughber of record in Book 10621, page 618, Register's Office for Davidson County, Tennessee. Alvin L. Fly and Anita L. Fly having divorced and pursuant to the Final Decree of Divorce, Anita Fly Quitclaimed all of her interest to Alvin L. Fly of record in Instr. No. 20110606-0043296, said Register's Office. Alvin L. Fly, a/k/a Alvin Lee Fly, having died on April 15, 2012. His estate having been declared insolvent pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-644, seized and possessed said real property and so ordered it to be sold by Peggy D. Mathes, Administrator, at public auction.

This legal description was obtained from the Warranty Deed of record in Book 10621, page 618, said Register's Office.