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

ADDRESS NEW OWNER:
Kenneth Douglas Petty, et al
P.O. Box 477
Kingston Springs, TN 37082

SEND TAX BILL:
Kenneth Douglas Petty, et al
P.O. Box 477
Kingston Springs, TN 37082

MAP AND PARCEL:
09111026900

BILL GARRETT, Davidson County
Trans:T20130014317 DEEDWARRSP
Recvd: 02/20/13 15:27 6 pgs
Fees:33.00 Taxes:260.85
20130220-0017120

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 70,500.00.

Carol Sue Kaszyski
AFFIANT

Subscribed and sworn to before me this 20th day of February, 2013.

NOTARY PUBLIC

ANN B. WADDELL STATE 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, **Mark T. Moore, Carol Sue Chapman Kaszyski, Pamela Chapman, Gary N. Chapman, Jr., Frank Leeallen Chapman, April Dawn Chapman, Jennifer Chapman, Jonathan Michael Chapman, Eric James Chapman, Michael Wayne Chapman, Richard Glenn Chapman and Mark E. Garcia**, hereinafter the "Grantor(s)", has this day bargained and sold, and does hereby transfers and conveys unto **Kenneth Douglas Petty, Ted Lawrence Petty, Brian D. Petty and Bradley L. Petty**, their heirs, successors, and assigns, hereinafter the "Grantee(s)" a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN.

This is unimproved property known 5002 Delaware Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

And now **Mark T. Moore, Carol Sue Chapman Kaszyski, Pamela Chapman, Gary N. Chapman, Jr., Frank Leeallen Chapman, April Dawn Chapman, Jennifer Chapman, Jonathan Michael Chapman, Eric James Chapman, Michael Wayne Chapman, Richard Glenn Chapman and Mark E. Garcia,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all of his interest unto the said **Kenneth Douglas Petty, Ted Lawrence Petty, Brian D. Petty and Bradley L. Petty**, their heirs, successors, and assigns, forever. Grantor(s) hereby covenants with the said Grantee(s) that, subject to and except for the title exceptions set forth in Exhibit "A" , title to the Land is free from all encumbrances made by Grantor(s), and that Grantor(s) does hereby warrant and will defend the title to the Grantee(s) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other. 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 20th day of February, 2013.

Mark T. Moore

Carol Sue Chapman Kaszyski

Pamela Chapman

Gary N. Chapman, Jr.

Frank Leeallen Chapman

Frank Leeallen Chapman

April Dawn Chapman by Pamela Chapman

April Dawn Chapman, by Pamela Chapman, Attorney-in-Fact

Jennifer Chapman by Pamela Chapman

Jennifer Chapman, by Pamela Chapman Attorney-in-Fact

Jonathan Michael Chapman by Peggy Dean Davis Atty in Fact

Jonathan Michael Chapman, by Peggy Dean Davis, Attorney-in-Fact

Eric James Chapman

Eric James Chapman

Michael Wayne Chapman by Carol Sue Chapman Kaszyski POA

Michael Wayne Chapman, by Carol Sue Chapman Kaszyski, Attorney-in-Fact

Richard Glenn Chapman by Angela M Chapman (P.O.A)

Richard Glenn Chapman, by Angela Chapman, Attorney-in-Fact

Mark E. Garcia

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Mark T. Moore, Carol Sue Chapman Kaszyski, Pamela Chapman, Gary N. Chapman, Jr., Frank Leeallen Chapman, Eric James Chapman, and Mark E. Garcia,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and upon oath they executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 20th day of February, 2013.

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

A B Waddell

NOTARY PUBLIC

My Commission Expires: 10/5/15

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Pamela Chapman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and she acknowledged upon oath that she is the Attorney-in-Fact for **Jennifer Chapman and April Dawn Chapman**, the bargainor, and as such executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 20th day of February, 2013.

My Commission Expires: 10/5/15

NOTARY PUBLIC

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 Dean Davis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and she acknowledged upon oath that she is the Attorney-in-Fact for **Jonathan Michael Chapman,** the bargainor, and as such executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 20th day of February, 2013.

My Commission Expires: 10/5/15

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Carol Sue Chapman Kaszyski** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and she acknowledged upon oath that she is the Attorney-in-Fact for **Michael Wayne Chapman.**, the bargainor, and as such executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 20th day of February, 2013.

My Commission Expires: 10/5/15

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Angela Chapman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and she acknowledged upon oath that she is the Attorney-in-Fact for **Richard Glenn Chapman,** the bargainor, and as such executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 20th day of February, 2013.

NOTARY PUBLIC

My Commission Expires: 10/5/15

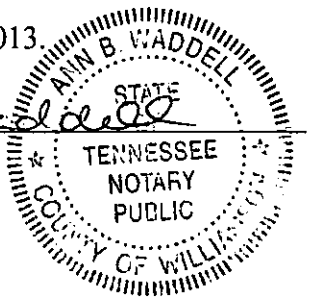


EXHIBIT A

Being the westerly five feet of Lot No. 903 and all of Lot No. 905 and 907, on the Block No. 120, Plan No. 1 of West Nashville of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, described as follows:

Said Lots and part of Lot adjoin each other and front together 55 feet on the North side of Delaware Avenue and extend back northwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to Albert W. Chapman and wife, Mary Annie Chapman by deed from Paul J. Bass and wife, Sadie O. Bass of record in Book 2859, page 531, Register's Office for Davidson County, Tennessee. Albert W. Chapman having died on 8/5/73 leaving property to Mary Annie Chapman as surviving spouse. Mary Annie Chapman having died 7/31/03, intestate. An Affidavit of Heirship having been executed vesting property in the Heirs at Law of Mary Annie Chapman as Mark T. Moore, Carol Sue Chapman Kaszyski, Pamela Chapman, Gary N. Chapman, Jr., Frank Leeallen Chapman, April Dawn Chapman, Jennifer Chapman, Jonathan Michael Chapman, Eric James Chapman, Michael Wayne Chapman, Richard Glen Chapman and Mark E. Garcia of record in Instr. No. 20130220-0017114, said Register's Office.

This conveyance is subject to 2013 taxes, prorated and assumed by the Grantees; all matters as shown on the plan of record in Book 57, pages 74 and 75, said Register's Office.

This property is being sold as is.