File Box 24B

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

ADDRESS NEW OWNER:
William Smallman
P. O. Box 158444
Nashville, TN 37215

SEND TAX BILL:
William Smallman
P. O. Box 158444
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130077874 DEEDWARRSP
Recvd: 09/09/13 12:32 3 pgs
Fees:18.00 Taxes:666.00
20130909-0094913

MAP AND PARCEL:
10513037900

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 180,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of September,. 2013.

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 Lillie Mae Howard, a/k/a Lillie Mai Howard,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-1295, has this day bargained and sold, and do hereby transfer and convey unto **William Smallman**, 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 2308 10th Avenue South, Nashville, TN 37204.

And now **Peggy D. Mathes, Administrator of the Estate of Lillie Mae Howard, a/k/a Lillie Mai Howard,**. 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 **William Smallman**, 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 4th day of September, 2013.

Estate of Lillie Mae Howard, a/k/a Lillie Mai Howard

By: _____
Peggy D. Mathes, Administrator

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

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 Lillie Mae Howard, a/k/a Lillie Mai Howard,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-1295. 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 4th day of September, 2013.

_____
NOTARY PUBLIC

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

My Commission Expires: 10/5/15

EXHIBIT A

Land in Davidson County, Tennessee, being a part of an unnumbered lot marked "Jacob Schmidt" on the plan of the W. L. B. Lawrence property, of record in Book 21, page 148, Register's Office for said County, and also shown on the plan of Jacob Schmidt Heirs' Land, of record in Book 547, page 120, said Register's Office and described as follows:

Beginning at a point in the easterly margin of 10th Avenue, South, as widened, 150 feet north of the northeast corner of said Avenue and Caruthers Avenue, being the northwest corner of the property conveyed to Annie Shaw Bennett by deed form the Prudential Insurance Company of America, of record in Book 998, page 290, said Register's Office; thence along Bennett's northerly line, easterly 136 feet, more or less, to a point; thence northerly 50 feet to a point; thence westerly and parallel to the first line, 136 feet, more or less, to the easterly margin of 10th Avenue South; thence with the margin of the same southerly 50 feet to the point of beginning.

Being the same property conveyed to Lizzie Smith and Lillie Mai Howard by deed from Maxine T. Fuqua of record in Book 4018, page 403, Register's Office for Davidson County, Tennessee. The said Lizzie Smith is now deceased and devised the hereinabove described real property to Lillie Smith, now Howard, in her Last Will and Testament of record in Will Book 125, page 351, Probate Court for Davidson County, Tennessee. Further conveyed to Lillie Mai Smith Howard by Quitclaim Deed of record in Book 5602, page 753, said Register's Office. Lillie Mai Smith Howard (a/k/a Lillie Mai Howard and Lillie Mae Howard) having died on June 13, 2012. Lillie Mae Howard's estate having been declared insolvent by Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-1295, so ordered Peggy D. Mathes, as Administrator for the Estate to bring the property into the estate for it to be sold.

This conveyance is subject to 2013 taxes, prorated and assumed by the Grantee; Subject to all matters as set out on the plan of record in Book 21, page 148, and Book 547, page 120; to easement for Sanitary Sewers and/or Strom Drainage as set out in Book 5526, page 710, said Register's Office. Subject to the rights and claims of parties in possession.
This property is being sold as is.