BILL GARRETT, Davidson County
Trans:T20140003324 DEEDWARRSP
Recvd: 01/15/14 13:01 3 pgs
Fees:18.00 Taxes:431.05
20140115-0004166

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

ADDRESS NEW OWNER:
Billy Ray Gray
4033 Brandywine Point Boulevard
Old Hickory TN 37138

SEND TAX BILL:
Billy R. Gray
4033 Brandywine Point Boulevard
Old Hickory TN 37138

MAP AND PARCEL:
04211009900

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 116,500.00.

Peggy D Mathes
AFFIANT

Subscribed and sworn to before me this 26th day of December, 2013.

Ann B. Waddell
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 Walter B Qualls,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-1672, has this day bargained and sold, and do hereby transfer and convey unto **Billy Ray Gray**, 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 639 Heritage Drive, Madison, TN 37115.

And now **Peggy D. Mathes, Administrator of the Estate of Walter B. Qualls,** for the express purpose of carrying out the intent of said Order, as above set out, does hereby convey said property unto the said **Billy Ray Gray**, 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 26th day of December, 2013.

Estate of Walter B. Qualls

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 Walter B. Qualls,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-1672, 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 26th day of December, 2013.

Ann Blackstock Waddell
NOTARY PUBLIC

ANN BLACKSTOCK WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

File No.: 2013-195

EXHIBIT A

Being Lot No. 11 on the plan of Heritage Village Section 2 of record in Book 4460, page 160, 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 Walter B. Qualls by deed from Maeola H. Ethridge, a/k/a Maeola H. Williams, and spouse Clarence Ray Williams of record in Book 10170, page 213, Register's Office for Davidson County, Tennessee. Walter B. Qualls having died October 3, 2009. His estate having been declared insolvent pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-1672, and further order Peggy D. Mathes, Administrator for the Estate of Walter B. Qualls to sale said property.