BOOK 8859 PAGE 325

# SPECIAL WARRANTY DEED

THIS INSUTRUMENT PREPARED BY:

J. K. Woodard, Attorney
175 East Main, Second Floor
Hendersonville, TN 37075
822-0030

MORTGAGEE:
Old Hickory Credit Union
P. O. Box 431
Old Hickory, TN 37138-0431

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer transfer is $40,000.00

Suzanne J. Ellis
AFFIANT

Sworn to and subscribed before me this 29th day of January, 1993.

J. K. Woodard
NOTARY PUBLIC

My Commission Expires:
Feb. 29, 1996

ADDRESS NEW OWNERS:
Suzanne J. Ellis
1404 Bryan Street
Old Hickory, TN 37138

SEND TAX BILLS TO:
Old Hickory Credit Union
P. O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel
053-02-0 048.00
053-02-0 032.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, HELEN JEAN HEYEN, the Grantor, have bargained and sold and by these presents do hereby transfer and convey unto SUZANNE J. ELLIS, the Grantee, her heirs and assigns, the following land located in Davidson County, Tennessee, described as follows:

That certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 280, Section "C-1", Village of Old Hickory, as shown on Plan of Section "C-1" and Part of Section "C" recorded December 28, 1949, Book 1424, page 130, in the Register's Office for Davidson County, Tennessee; fronting 55.0 feet on Bryan Street, containing 0.20 acres, more or less.

Being Lot No. 280A, Section "C-2", Village of Old Hickory, as shown on plan of Resubdivision of Parcel "B", Section "C-2", recorded April 10, 1951, Book 1835, page 53, in Register's Office of Davidson County, Tennessee; located at rear of and adjacent to Lot No. 280, Section "C-1", recorded December 28, 1949, Book 1424, page 130, containing 0.31 acres, more or less.

Being a part of the property conveyed to Nicholas P. Hagewood and Ellie D. Hagewood, his wife, as tenants by entireties, by Deed of E. I. du Pont de Nemours and Company, a Delaware Corporation, dated October 8, 1951, of record in Book 1640, page 480, Register's Office of Davidson County, Tennessee. Nicholas P. Hagewood and Ellie D. Hagewood are both deceased, Nicholas P. Hagewood having predeceased Ellie D. Hagewood, and left surviving them as their only heir at law their

daughter, Helen Jean Heyen. By Order entered in the Probate Court for Davidson County, Tennessee, on October 20, 1992, William Gallivan was issued letters of administration in the Estate of Ellie Italy Hagewood, Number 100022. Ellie Italy Hagewood and Ellie D. Hagewood are one and the same person.

The address of this property is 1404 Bryan Street, Old Hickory, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantor does covenant with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except as follows:

1) 1993 taxes are a lien and will be paid by the Grantee when due.

2) The Plan of record in Book 1424, page 130, said Register's Office.

Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

AND I, WILLIAM GALLIVAN, the Administrator of the Estate of Ellie Italy Hagewood, do hereby transfer, assign, and set over unto the said SUZANNE J. ELLIS, her heirs and assigns, all of the right, title, and interest of the Estate of Ellie Italy Hagewood, in and to said property, and do hereby warrant the title to the said land as fully as I am authorized to do as Administrator, but no further or otherwise.

IN WITNESS WHEREOF, HELEN JEAN HEYEN, acting by and through her attorney-in-fact, WILLIAM GALLIVAN, has set her hand this 22nd day of January, 1993. Said attorney-in-fact was duly appointed by instrument of record in Book 8859, page 324, Register's Office of Davidson County, Tennessee, and WILLIAM GALLIVAN, Administrator of the Estate of Ellie Italy Hagewood, has set his hand this 22nd day of January, 1993.

Helen Jean Heyen by William Gallivan ATTORNEY IN FACT
HELEN JEAN HEYEN, by WILLIAM GALLIVAN, Attorney-in-Fact

William Gallivan ADMINISTRATOR
WILLIAM GALLIVAN, Administrator of the Estate of Ellie Italy Hagewood, deceased

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STATE OF TENNESSEE
COUNTY OF SUMNER

On this 22nd day of January, 1993, before me personally appeared WILLIAM GALLIVAN, to me known (or proved to me ~~on the~~ basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HELEN JEAN HEYEN, and who acknowledged that he executed the same as the free act and deed of HELEN JEAN HEYEN.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 22nd day of January, 1993.

NOTARY PUBLIC

My Commission Expires: 7-4-1996

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM GALLIVAN, Administrator of the Estate of Ellie Italy Hagewood, deceased, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he, as such Administrator, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 27th day of January, 1993.

NOTARY PUBLIC

My Commission Expires: Feb 29 1996

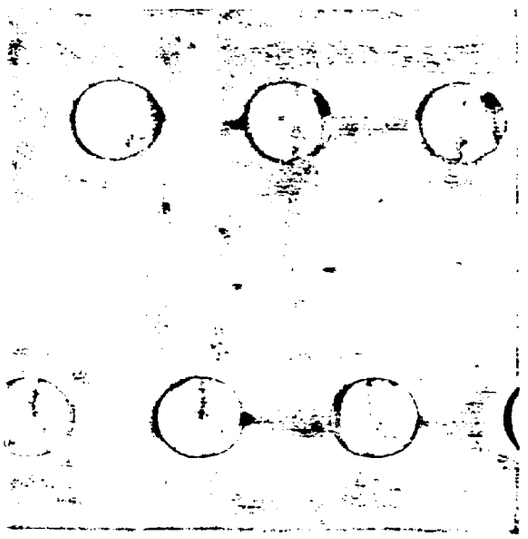
0472 02/05 0101 03CHECK 161.00

9021.4.

IDENTIFICATION REFERENCE

FEB 5 3 06 PM '93

JACK C. WILSON II REGISTER
DAVIDSON COUNTY, TN



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

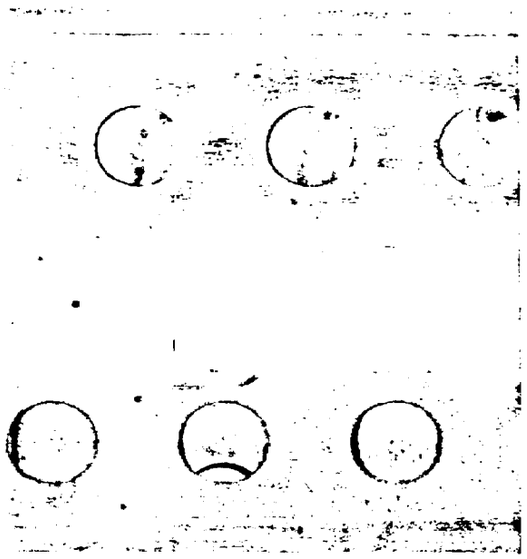
RECEIVED OF _____

FOR _____

BOOK 8859 PAGE 328

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|



| | |
|---|---|
| CAMT | 40000.00 |
| CON TX | 148.00 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 161.00 |
| CHECK | 161.00 |

02/05/93 01 15:05 0001 0472

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



9021.4

IDENTIFICATION REFERENCE

FEB 5 3 07 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 618983