mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

ROBERT KIBBEY
4741 LICKTON PIKE
WHITES CREEK, TN
37189

MAP/PARCEL NUMBER:

MAP 31, P/O PARCEL 50

SEND TAX BILLS TO:

THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX AS THIS DEED IS BEING GIVEN TO SETTLE THE ESTATE OF BEVERLY HOPKINS BELLAR PER T.C.A. 67-4-409.

Robert W. Kibbey
AFFIANT

Subscribed and sworn to me, on this the 15th day of SEPTEMBER, 1994.

Notary Public
My commission expires: 5-17-98

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

91499
IDENTIF. & REFERENCE

94 SEP 16 AM 9:35
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, THOMAS M. BLACK, EXECUTOR UNDER THE WILL OF BEVERLY HOPKINS BELLAR, DECEASED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT KIBBEY, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of THE ESTATE OF BEVERLY HOPKINS BELLAR, DECEASED, in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4741 Licton Pike
Whites Creek, Tenn 37189

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, I covenant that THE ESTATE OF BEVERLY HOPKINS BELLAR lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind THE ESTATE OF BEVERLY HOPKINS BELLAR, DECEASED, her heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND AND SEAL this 15th day of SEPTEMBER, 1994.

Thomas M. Black, Executor

THOMAS M. BLACK, EXECUTOR UNDER THE WILL OF BEVERLY HOPKINS BELLAR, DECEASED

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS M. BLACK, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 15th day of SEPTEMBER, 1994.

Denise C. Allen

notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT 'A'

Being a tract of land in the 1st Councilmanic District of Davidson County, Tennessee, and a being a portion of that property conveyed to Beverly Hopkins in Deed Book 7432, page 223, Register's Office for Davidson County, Tennessee, more accurately described as follows:

Beginning at an iron pin in the easterly margin of Lickton Pike, said pin being the most southwest corner to the herein described tract and a common corner to Michael J. Rossi et ux (Deed Book 8749, page 246, R.O.D.C.T.); thence with said margin N. 07 deg. 56' 23" E., 998.17 feet to an iron pin; thence now leaving said margin S. 74 deg. 45' 30" E., 12.87 feet to the center of Whites Creek; thence with the center of said Whites Creek for the next eight calls, S. 08 deg. 12' 40" E., 136.78 feet, S. 36 deg. 45' 36" E., 178.21 feet, S. 29 deg. 54' 20" E., 249.74 feet, S. 48 deg. 10' 06" E., 242.40 feet, S. 42 deg. 27' 23" E., 155.96 feet, S. 18 deg. 12' 42 " W., 63.87 feet, S. 79 deg. 18' 50" W., 55.61 feet, S 00 deg. 53' 09" W., 156.10 feet to a point in the center of Whites Creek; thence now leaving said Whites Creek N. 88 deg. 45' 31" W., 610.00 feet to the point of beginning, containing 8.049 acres more or less.

Being a portion of the same property conveyed to Beverly Hopkins by Deed from Thomas M. Black, Trustee, of record in Book 7432, page 223, Register's Office for Davidson County, Tennessee, the said Beverly Hopkins having subsequently married and become Beverly Hopkins Bellar. Beverly Hopkins Bellar died on July 24, 1994, leaving a Last Will and Testament of record in Will Book 180, page 467, Probate Court for Davidson County, Tennessee. By said will, the herein described property was devised to the Grantee, Robert Kibbey. The Executor, Thomas M. Black, was empowered and directed by the will to convey said property to said Grantee/devisee. R.T. Bellar, surviving spouse of Beverly Hopkins Bellar, has no interest in the herein conveyed property per orders of the Probate Court of Davidson County, Tennessee, Docket No. 99577, and an executed release filed with said Court.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. Unrecorded easements for roads and utilities, if any.

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