Box 615

BOOK 9919 PG 31

THIS INSTRUMENT PREPARED BY: **David M. Smythe**
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

ADMINISTRATOR'S DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL #:
George Alvis Bickford 7712 Steeplechase Court Nashville, Tennessee 37221	Same	Map 104-1 Parcel 406

THIS INSTRUMENT is made and executed on this 29th day of December, 1995, by George Alvis Bickford, the Grantor herein.

W I T N E S S E T H:

WHEREAS, the Grantor is the duly qualified administrator and personal representative of the Estate of Margaret Bickford Hughes, which Estate was opened on July 11, 1995, in the Probate Court of Davidson County, Tennessee, in Probate Case No. 95P1165; and

WHEREAS, pursuant to an Affidavit filed in that Probate Case, George Alvis Bickford is the only son and sole heir of the Decedent; and

WHEREAS, at the time of her death the Decedent was the sole owner of a home and lot (the "Real Estate") with a mailing and street address of 3513 Wrenwood Avenue, Nashville, Tennessee 37205.

NOW, THEREFORE, IN CONSIDERATION of the premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor has this day bargained and sold and does hereby transfer and convey unto George Alvis Bickford, the Grantee herein, his successors, heirs and assigns, all of the Grantor's right, title and interest in and to the Real Estate more particularly described as follows:

> A certain tract or parcel of land in Davidson County, Tennessee, described more particularly as follows, to wit:
>
> Being Lot No. 13 and part of Lot 12 on the Plan of Wrenwood, of record in Book 1130, page 55, Register's Office for said county, and described as follows:
>
> Beginning at a point in the southerly margin of Nebraska Avenue at the common corner of Lots Nos. 12 and 13, which point is 43 feet east of a concrete monument set in the southerly margin of Nebraska Avenue at the beginning of a curve into Pilcher Place; thence eastwardly 60 feet to a point, the common corner of Lots Nos. 13 and 14; thence with the line between said lots southerly 143.2 feet to a point; the common corner of Lots 13, 14, 11 and 7; thence northwestwardly 55 feet more or less to a point; thence northwardly 107 feet to the point of beginning.
>
> Being the same property conveyed to Margaret Bledsoe Bickford by Warranty Deed from George E. Bickford, of record in Book 2273, Page 047, Register's Office for Davidson County, Tennessee. The said Margaret Bickford Hughes is the same person as Margaret Bledsoe Bickford.

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To have and to hold the Real Estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors, heirs and assigns forever. Grantor has made this conveyance only in the Grantor's capacity as Administrator and personal representative of the Decedent's estate, and not individually, and the Grantor makes no covenants or warranties hereunder, express or implied, with the exception that Grantor warrants he has not conveyed the Real Estate or any interest therein to any other party. The Real Estate conveyed herein is subject to such limitations, restrictions, easements or other encumbrances as may affect the Real Estate. Grantor transfers and conveys unto Grantee all of Grantor's right and benefit that he may possess under any all covenants and warranties set out in any prior deed conveying the Real Estate.

IN WITNESS WHEREOF, Grantor has executed this instrument on the day and year first above written.

G A Bickford

George Alvis Bickford, Administrator
and Personal Representative of the
Estate of Margaret Bickford Hughes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, David M. Smythe, a Notary Public of the state and county aforesaid, personally appeared George Alvis Bickford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Administrator and Personal Representative of the Estate of Margaret Bickford Hughes (Davidson County Probate Court Docket No. 95P1165), the within named bargainor, and that he as such Personal Representative executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December.

David M Smythe

Notary Public

My Commission Expires:

3-21-98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording pursuant to Section 67-4-409(a)(3)(D), Tennessee Code Annotated, which exempts this conveyance from any transfer tax.

G A Bickford

Affiant

Subscribed and sworn to before me, this 29th day of December, 1995.

David M Smythe

Notary Public

My Commission Expires:

3-21-98

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IDENTIFICATION REFERENCE