Davidson County DEEDWARR
Recvd: 04/25/01 09:26 2pgs
Fees:11.00 Taxes:185.00

20010425-0040848

PICK-UP

This Instrument
Prepared By:
McLemore & Rollins, PLC
1211 16th Avenue, South
Nashville, TN 37212

SPECIAL WARRANTY DEED

This Deed, executed as of the 20 day of April 2001, at Madison, Davidson County, Tennessee, by Grantor, Jesse R. Maggart, Sr., and Grantee, William V. Bandy, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto the Grantee, to have and to hold to himself, and to his assigns and successors forever certain real estate situated in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 6 of the Block "D" on the Map of Crestview Estates as of record in Book 843, page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 101 feet on the easterly side of Cedarcrest Avenue and runs back between parallel lines 192.5 feet to the westerly margin of Bixler Avenue.

Being the same property conveyed to John F. Maggart and wife, Mattie Alene Gibbs Maggart, by deed from John T. Blankenship, Trustee, as of record in Book 5468, page 449, Register's Office for Davidson County, Tennessee which was

The above listed parcel being inherited by the Grantor as sole residual beneficiary of John F. Maggart, deceased February 1, 2001, estate administration in the Probate Court for Davidson County, case number 01P299, with John F. Maggart having acquired sole ownership of said listed parcel as surviving spouse of Mattie Alene Gibbs Maggart deceased April 15, 2000.

This is improved property known as 823 Bixler Avenue, Madison, Davidson County, Tennessee.

That Grantor covenants that he is lawfully seized and possessed of said real estate and that same is unencumbered and has a perfect right to convey such real estate and will forever warrant and defend the title unto Grantee and to his successors and assigns against all lawful claims and will give possession of said property with Deed, but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantor herein and does not extend to any pervious time thereto.

In Witness Whereof, Grantor has executed this Deed as of the date and at the place first above written.

Jesse R Maggart Sr

Jesse R. Maggart, Sr.

Jo Ann Maggart, wife of Jesse R. Maggart, Sr., for the purpose of conveying any martial interest she may have as the spouse of Jesse R. Maggart, Sr., does hereby join in this conveyance and transfer and convey unto Grantee any and all interest she may have in said real estate.

Jo Ann Maggart

Jo Ann Maggart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jesse R. Maggart, Sr., of the state and county aforesaid, personally appeared **Jesse R. Maggart, Sr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within-named bargainor, and executed the foregoing instrument for the purpose herein contained, by signing his name.

Witness my hand and seal at office in Davidson County, Tennessee, this 20 day of April 2001.

Notary Public

My Commission Expires: 03-09-03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JoAnn Maggart, of the state and county aforesaid, personally appeared **Jo Ann Maggart** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within-named bargainor, and executed the foregoing instrument for the purpose herein contained, by signing her name.

Witness my hand and seal at office in Davidson County, Tennessee, this 20 day of April 2001.

Notary Public

My Commission Expires: 03-09-03

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number
William V. Bandy 1462 North Gallatin Road Madison, TN 37115	William V. Bandy 1462 North Gallatin Road Nashville, TN 37115	Map 43-5 Parcel 100 11D 60405

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

William V. Bandy

William V. Bandy, Affiant

Sworn to and subscribed before me this 20 day of April 2001.

Notary Public

My Commission Expires: 03-09-03