BK 11424

This document being rerecorded to add an exhibit A to correct the source of title

BOOK 11424 PG. 260

WARRANTY DEED

BHFMB-99-1185

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
100 Hazel Path, Suite A, Hendersonville, TN 37075
4733 Andrew Jackson Pkwy #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217
557 Sam Ridley Pkwy W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marshall Baker (NAME)	America's Wholesale Lender (NAME)	MAP 72-3
1227 McChesney Avenue (ADDRESS)	155 North Lake Avenue (ADDRESS)	PARCEL 59
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Estate of Dorothy L. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marshall Baker and Deborah Johnson, both unmarried, as joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 212 on the Map of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to George M. Smith and wife, Dorothy Reeder Smith by deed from Dorothy Reeder Smith, dated October 15, 1965 and recorded in Book 3947, page 560, Register's Office for said County. The said George M. Smith having since died and the said Dorothy Reeder Smith being a widow. The said Dorothy Reeder Smith having since died and said property now being vested in the name of the Estate of Dorothy L. Smith according to the Last Will and Testament of Dorothy L. Smith dated July 24, 1992 and being XXXXXXXX Exhibit A XXXXXXXXXXXXXXXXX attached hereto.

This conveyance is subject to any and all existing easements and restrictions of record.

0571909
IDENTITY REFERENCE

99 APR -8 PM 2:13
BILL GARRETT REGISTER DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

9900 04/08 0101 03CHECK 299.60

Davidson County DEEDWARR
Recvd: 11/27/01 10:30 6pgs
Fees:32.00 Taxes:0.00
20011127-0129030

unimproved ( )
This is improved (X) property, known as 1227 McChesney Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6th day of April 19 99

The Estate of Dorothy L. Smith
By:
Zulene Bagwell, Executrix

Zulene Bagwell, Executrix

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BOOK 11424 PG. 261

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Zulene Bagwell and _____ with whom I am personally acquainted and who upon ~~her~~ oath(s) acknowledged ~~himself~~ herself to be the Executrix and _____ respectively of the The Estate of Dorothy L. Smith the within named bargainor, and corporation, and that ~~She~~ as such Executrix and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Zulene Bagwell as such Executrix, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 6th day of April 19 99.

My commission expires _____

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Megan McCoy
Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

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P.A. Receipt: Free Printing Print Time: 11/13/01 12:40:15 PM Instr. No: 199904081424260 P.A. Customer: CERTIFIED COPY

I hereby certify that this is a true copy of the original instrument filed in my office in Book 11424 Page 260
This 13th day of NOV. 2001
BILL GARRETT Register of Deeds
By T. Scott
Deputy Register



P900

Last Will and Testament

OF

DOROTHY L. SMITH

I CERTIFY THIS TO BE A TRUE COPY
11-5-15 A.D. 20 01
Mary Andrews C&M

FILED: 2-13-98 AT 1:05
Doug Gardner CLERK & MASTER

ENTERED WILL BOOK 5
PAGE 100 2-13 19 98

I, **Dorothy L. Smith**, a resident of Davidson County, Tennessee, do hereby make and publish this my Last Will and Testament, hereby revoking and making void any wills heretofore made.

FIRST: I direct that my here and after named Executrix take charge of my estate as soon after my death as practicable, and from the first funds coming into her hands pay all of my just debts and expenses, including the expenses of my last illness.

SECOND: I direct that my here and after named Executrix convert my estate to cash assets and direct that said Executrix may do so by public or private sale, auction, or in such manner and upon such terms as she may deem appropriate. I specifically authorize my Executrix to execute deeds, bills of sale or any other documents or instruments necessary to carry out the liquidation of my estate.

THIRD: Subject only to the requirement that my Executrix liquidate my estate, I direct that my estate be divided into four (4) equal shares and be distributed one-fourth (1/4) to my brother, Albert Reeder; one-fourth (1/4) to my brother, Jesse Lee Reeder; one-fourth (1/4) to my sister, Zulene Bagwell; and one-fourth (1/4) to my nephew, Jimmy Wayne Sloan. It is my specific desire that in the event my brother, Albert Reeder, should not survive me or is unable to accept this bequest for any reason, that the interest of Albert Reeder would lapse and terminate, with his interest being distributed among Jesse Lee Reeder, Zulene Bagwell and Jimmy Wayne Sloan in equal shares. In the event Jesse Lee Reeder, Zulene Bagwell or Jimmy Wayne Sloan should not survive me, it is my desire that their interests shall vest in their children.

FOURTH: It is my specific desire and intent that the named beneficiaries under this will, Albert Reeder, Jesse Lee Reeder, Zulene Bagwell and Jimmy Wayne Sloan, or their children, shall be

the only beneficiaries of my estate. It is my intent to specifically exclude all other nieces or nephews not specifically named.

LAST: I do hereby name and appoint my sister, Zulene Bagwell, to be the sole Executrix of this my Last Will and Testament and direct that no bond be required of her.

IN WITNESS WHEREOF, I have hereunto set my hand this the 24th day of July, 1992.

Dorothy L. Smith
DOROTHY L. SMITH, TESTATRIX

Signed by the said Dorothy L. Smith, as and for her Last Will and Testament, in the presence of us, the undersigned, who, at her request, and in her sight and presence, and in the sight and presence of each other, have signed our names hereto as attesting witnesses on the day and date above written.

Kitty M. Creel
WITNESS

Aubrey J. Harris
WITNESS

AFFIDAVIT

We, the undersigned, having been duly sworn, depose and say:

On the 24th day of July, 1992, **Dorothy L. Smith** presented to us a paper writing, dated July 24, 1992, and stated that it was her Last Will and Testament, and requested that we sign as attesting witnesses.

She signed and subscribed her name as Testatrix thereto, in our sight and presence, and in the sight and presence of each other, and at her request, we signed and subscribed our names as attesting witnesses on the day and date above mentioned.

The said Dorothy L. Smith was more than 18 years of age and appeared to be of sound mind and disposing memory at the time she executed the instrument as her Last Will and Testament, and the two of us were more than 18 years of age when we signed as such attesting witnesses.

This affidavit is attached to the said Last Will and Testament of the said Dorothy L. Smith and executed pursuant to Tennessee Code Annotated 32-211, and at the request of the said Dorothy L. Smith.

Kathy M. Creel
WITNESS

Aubrey J. Harris
WITNESS

Sworn to and subscribed before me this the 24 day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 4-31-96