File Box 29

This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 04/19/04 15:30 2pgs
Fees:13.00 Taxes:222.00
20040419-0044270

**ADMINISTRATOR'S DEED**

| Address new owner as: | Send tax bills to: | Map-Parcel |
|---|---|---|
| Randy L. Neff *et ux* | Union Planters Bank, N.A. | Map 72-8 |
| 609 Rebel Road | 1900 Charles Bryan Road | Par 121 |
| Old Hickory, Tennessee 37138 | Cordova, TN 38016 | |

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Sunday Ann Dugger, Administrator of the Estate of Hilda Faye Bertram, Deceased, pursuant to the authority and directions of the Probate court of Davidson County, Tennessee, and Rosemary Sharpe have this day bargained and sold, and do hereby transfer and convey to the said Randy L. Neff and wife, Kassandra J. Neff, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Dalewood, Section I, as of record n Book 1424, page 108, Register's Office for said County.

Said Lot No. 55 fronts 77 feet on the easterly side of Pinewood Road and runs back 146.7 feet on the northerly line and 147.3 feet on the southerly line, to a dead line, measuring 77 feet thereon.

BEING the same property conveyed to Rosemary Sharpe and Hilda Faye Dugger by Quitclaim Deed from Mary E. Valenzuela, dated April 28, 1992, and recorded in Book 8611, page 940, said Register's Office. The said Hilda Faye Dugger nka Hilda Faye Bertram having since died. Sunday Ann Dugger is the regularly appointed Administrator of the Estate of Hilda Faye Bertram, Deceased, having been appointed the same in a proceeding in the Probate Court for Davidson County, Tennessee, being No. 01P-1850.

This is improved property known as 2221 Pinewood Road, Nashville, Tennessee.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Randy L. Neff and wife, Kassandra J. Neff, their heirs and assigns, forever, as fully and completely as an administrator might or should convey the same, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2004.

The liability and obligations of the Grantors to Grantees and Grantees' successors and assignees under the warranties and covenants contained herein or provided by law shall be limited to

the extent of coverage that would be available to Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument by merely define the scope, nature and amount of such liability or obligations.

This description is the same used in the previous deed of record.

**WITNESS** our hands this 14TH day of April 2004.

Sunday Ann Dugger, ADM  Rosemary Sharpe

SUNDAY ANN DUGGER, Administrator of the Estate of Hilda Faye Bertram, Deceased

ROSEMARY SHARPE

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Sunday Ann Dugger, Administrator of the Estate of Hilda Faye Bertram, Deceased, and Rosemary Sharpe the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 14TH day of April 2004.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me, this 14TH day of April 2004.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires SEPT. 22, 2007

**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.**