Davidson County DEEDWARR
Recvd: 08/30/05 08:47 3 pgs
Fees:18.00 Taxes:153.55
20050830-0103553

NEW OWNER:

MALINDA L. MASON
226 HARPERS MILL COURT
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 05-0989

Map 92
Group 05-0
Parcel 143

Space for Recorder's stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Forty-One Thousand Five Hundred and 00/100 Dollars ($41,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **I, ESTELLA HALL, ADMINISTRATRIX OF THE ESTATE OF HARDENIA L. INGRAM** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MALINDA L. MASON**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, and being Lot No. 8 in W. T. Gaither's Subdivision of the easterly half of Block 31 on the Plan of Midway, as of record in Book 547, page 87, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the westerly side of 32nd Avenue North, formerly India Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed unto Hardenia Louise Ingram, by deed from Credithrift of America, Inc., dated April 27, 1988, and of record in Record Book 7544, page 510, Register's Office for Davidson County, Tennessee. Hardenia Louise Ingram died December 26, 2002, and according to the Order to Approve Sale of Real Property, filed in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), Docket No. 04P-1281, Estella Hall is authorized to sell, convey and sign all documents including deed to transfer real property owned by the estate of Hardenia Ingram.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 547, Page 87, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 25th day of August, 2005.

ESTELLA HALL, ADMINISTRATRIX OF THE ESTATE OF HARDENIA L. INGRAM

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ESTELLA HALL, ADMINISTRATRIX OF THE ESTATE OF HARDENIA L. INGRAM**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of August, 2005.

NOTARY PUBLIC

My commission expires: 2/12/07

JO ANN AULDS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

****

The actual consideration or value, whichever is greater, for this transfer is **$41,500.00** .

Malinda L Mason
AFFIANT

Sworn to and subscribed to before me this 25th day of August, 2005.

NOTARY PUBLIC

My commission expires: 2/12/07

JO ANN AULDS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.