Davidson County DEEDWARR
Recvd: 12/05/07 13:24 2 pgs
Fees:13.00 Taxes:294.15

20071205-0140848

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $79,500.00

Bonnie Bottles
Affiant

Subscribed and sworn to before me, this 30th day of November, 2007.

Notary Public
My commission expires: 1/23/10

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

03-0711-35081

Address of New Owner:	Send Tax Bills to:	Tax Information
Rick Schell	Rick Schell	119-14-0-201
3010 Wingate Drive	2605 Ennis Road	
Nashville TN 37211	Nashville, TN 37210	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Hazel Holley, Executrix of the Last Will and Testament of Mary E. Pike, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rick Schell and wife, Sara L. Schell, hereinafter called the Grantees, their successors 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 Lot No. 44, on the Map of Tuggle Heights Subdivision, of record in Book 1130, Page 90, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clinton E. Pike and wife, Mary E. Pike, by deed from Edward D. Dodd and wife, Mary A. Dodd, dated 10-5-1959, recorded 10-5-1959, of record in Book 2963, Page 155, Register's Office for Davidson County, Tennessee. Clinton E. Pike having since died. Mary E. Pike subsequently died testate and by will of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 07P-998, names Hazel Holley as Executrix directing her to sell subject property and giving said Executrix full power to sell.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3010 Wingate Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of November, 2007.

Hazel Holley Exec

Hazel Holley, Executrix of the Last Will
and Testament of Mary E. Pike, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hazel Holley, Executrix of the Last Will and Testament of Mary E. Pike, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 30th day of November, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: 02/22/09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds