File No. 4475
This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

Davidson County DEEDWARR
Recvd: 02/25/08 14:38 3 pgs
Fees:18.00 Taxes:355.20
20080225-0018363

ADDRESS NEW OWNER:
James Bellar
7905 SADDLERIDGE TRACE
NASHVILLE, TN. 37221

SEND TAX BILLS TO:
Same

MAP: 91-9
PARCEL: 69

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WARRANTY DEED

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FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, we, **MARY FRANCES YATES, EXECUTRIX OF THE LAST WILL AND TESTAMENT OF VIRGIE L. HAMBLIN NASH, MARY FRANCES YATES, INDIVIDUALLY, AND VERNON HAMBLIN, JR., INDIVIDUALLY, BEING THE EXECUTRIX AND ALL THE DEVISEES UNDER THE LAST WILL AND TESTAMENT OF VIRGIE L. HAMBLIN NASH**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMES BELLAR**, hereinafter called Grantee, his heirs and assigns, a certain tract of land or parcel of land located in **Davidson** County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the easterly 62 feet of the westerly 72 feet of Lot 14, T. M. Nall's Subdivision of Lots 18, 19, 20, B. F. Cockriel Farm, as of record in Book 421, page 63, Register's Office for Davidson County, Tennessee.

SAID part of Lot 14 fronts 62 feet on the southerly side of Robertson Avenue and extends back between parallel lines 217.8 feet to a dead line measuring 62 feet thereon.

BEING the same property conveyed to Virgie Lee Hamblin, by deed from Karl Dudley and wife, Martha Dudley, of record in Book 4336, Page 104, Register's Office for Davidson County, Tennessee. The said Virgie Lee Hamblin, being the same person as Virgie L. Hamblin Nash, died testate June 29, 2006 and the undersigned, Mary Frances Yates, Executrix, having been appointed Executrix under the Last Will and Testament of Virgie L. Hamblin Nash, Case No. 06P-1940 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, was authorized to sell. Vernon Hamblin, Jr. received a life estate and Mary Frances Yates being the remainderman in fee simple.

THIS description is the same as the previous deed of record.

THIS property is improved property known as 6023 Robertson Road, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee, 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 Grantee, his 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 our hands this 22nd day of FEBRUARY, 2008.

Mary Frances Yates
MARY FRANCES YATES
Executrix of the Last Will and Testament of
Virgie L. Hamblin Nash

Mary Frances Yates
MARY FRANCES YATES
Individually

Vernon Hamblin Jr.
VERNON HAMBLIN, JR.
Individually

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY FRANCES YATES, Executrix of the Last Will and Testament of Virgie L. Hamblin Nash.**, the bargaiinor, 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 Ashland City, Tennessee, this 22nd day of FEBRUARY, 2008.

James W. Stennett, Jr.
Notary Public

My Commission Expires: 12-27-2011

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY FRANCES YATES AND VERNON HAMBLIN, JR.**, the 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 and official seal at Ashland City, Tennessee, this 22nd day of FEBRUARY, 2008.

James W. Stinnett Jr.
Notary Public

JAMES W. STINNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 12-27-2011

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is **$96,000.00**.

Affiant

Subscribed and sworn to before me, this 22nd day of FEBRUARY, 2008.

James W. Stinnett Jr.
Notary Public

My Commission Expires: 12-27-2011

JAMES W. STINNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.