Davidson County DEEDWARR
Recvd: 04/24/08 16:13 2 pgs
Fees:13.00 Taxes:481.00

20080424-0042124

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45688 FILE BOX "7"

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelvin Pennington	SAME AS NEW OWNER	118-1-388
629 Post Oak Circle		16DA 11325
Brentwood, TN 37027		

FOR AND IN 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, I/WE,

Beverly A. Pointer Bell, Executrix of the Estate of Susie Lee Riley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelvin Pennington

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 part of Lot No. 25 on the Montrose Park Subdivision, recorded in Book 547, page 25, Register's Office for Davidson County, Tennessee.

BEGINNING at the northerly point on 9th Avenue South, of Lot No. 13, being the common corner of Lots 13 and 25, running along 9th Avenue South in a northerly direction 60 feet, thence easterly, parallel to the dividing line of Lots 13 and 25, 190 feet, more or less, to a point, which is the dividing line of Lots 25 and 24, thence southerly along the dividing line of Lots 25, 24 and 14 to the northeasterly corner of Lot 13, and thence westerly along the dividing line of Lots 13 ad 25, 201 feet, to the point of beginning.

BEING the same property conveyed to Thomas C. Riley and wife, Susie Lee Riley by deed from Henry Hoff and wife, Madeline F. Hoff, of record in Book 3973, page 253, Register's Office for Davidson County, Tennessee. The said Thomas C. Riley predeceased Susie Lee Riley, leaving her as the surviving tenant by the entirety. By Will probated in File Number 07P 919, Seventh Circuit Court for Davidson County, Tennessee, Beverly Pointer Bell was named Executrix with power to sell real property.

Unimproved ( )
This is improved (X) property known as 2502 9th Avenue, South, Nashville, TN 37204

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/our hand(s) this 16th day of April, 2008

Estate of Susie L. Riley

By: Beverly A. Pointer Bell, Executrix
Beverly A. Pointer Bell, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Beverly Pointer Bell, Executrix, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 2008

Notary Public

My Commission Expires: 7/24/2010

