Davidson County DEEDWARR
Recvd: 06/30/08 13:04 2 pgs
Fees:13.00 Taxes:740.00

20080630-0067158

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-080500292

WARRANTY DEED

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 8-16-08

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$200,000.00 Vincent E. Victory
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 27th day of June, 2008
Notary Public
MY COMMISSION EXPIRES: 8/16/08

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vincent Messina **P.O. Box 201** **Hermitage, TN 37076**	**New Ownmer**	**117-04-0-027.00**

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, WE,

Carrie M. Lake, Administrator of the Estate of Rosie Lee Wells, deceased and Carrie M. Lake, heir at law of Rosie Lee Wells, deceased
Christopher Wells, Administrator of the Estate of Rosie Lee Wells, deceased and Christopher Wells, heir at law of Rosie Lee Wells, deceased

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

Vincent Messina, married

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:

Being Part of Lot No. 90 on the Map of Belmont Land Company's Plan of Lots, called "Belmont Heights", as of record in Book 421, page 34, Register's Office for said County, described as follows:

BEGINNING at a point in the south margin of Beechwood Avenue, 19 feet west of the line between Lots Nos. 90 and 91: thence southerly parallel to the line between said lots 188 feet to a point in the north margin of an alley; thence with the margin of the same westerly 50 feet to a point which is 54.4 feet east of the easterly margin of another alley; thence northerly 188 feet to a point in the south margin of Beechwood Avenue, 50.2 feet east of the easterly margin of said last mentioned alley; thence with the margin of the same easterly 50 feet to the point of beginning.

Being the same property conveyed to Frank Wells, Jr.and wife, Rosie Lee Wells by Warranty Deed from the Secretary of Housing and Urban Development, dated 5-8-69 and recorded 5-14-69 in Book 4332, page 836, Register's Office for Davidson County, Tennessee. The said Frank Wells, Jr. having since died, leaving property solely vested in Rosie Lee Wells, as surviving spouse. The said Rosie Lee Wells having since died intestate on or about September 20, 2007, leaving Carrie M. Lake and Christopher Wells, her sole heirs at law.

Unimproved ( )
This is improved (X) property known as **1513 Beechwood Ave, Nashville, TN 37212**
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 our hands this 27th day of June, 2008.

Carrie M. Lake, Administrator of the Estate of Rosie Lee Wells, deceased

Carrie M. Lake, Heir at law of Rosie Lee Wells, deceased

Christopher Wells, Administrator of the Estate of Rosie Lee Wells, deceased

Christopher Wells, Heir at law of Rosie Lee Wells, deceased

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carrie M. Lake and Christopher Wells, Administrators of the Estate of Rosie Lee Wells, deceased and heirs at law of Rosie Lee Wells, deceased the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and in the compacity thereof.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 2008.

Commission Expires: 8/16/08

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
8-16-08