Davidson County DEEDWARR
Recvd: 10/16/08 09:41 2 pgs
Fees:13.00 Taxes:277.50

20081016-0104065

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2008

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Randy L. Neff	Regions Bank, d/b/a Regions Mortgage	Parcel ID:
~~4001 Kennedy Avenue~~ 1430 Greenland Ave.	2050 Parkway Office Circle	06116018500
Nashville, TN 37216	Birmingham, AL 35244	

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

George Alexander, Jewell Noblitt, and Jennifer Clark, Devisees of the Estate of Shirley A. Cooper

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Randy L. Neff , unmarried,
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 the south parts of Lots Nos. 51 and 52 of Block "C" on the Map of Sunnymeade Subdivision, as of record in Book 974, Pages 56 and 57, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Kennedy Avenue, as established by instrument of record in Book 1236, page 77, said Register's Office, said point being 100 feet north from the northerly margin of Ardee Avenue; thence along the margin of Kennedy Avenue, northerly 75 feet to a point; thence westerly parallel with Ardee Avenue, 97 feet to a point in the line between Lots Nos. 50 and 51; thence with the line between said lots, southerly 75 feet to a point; thence easterly and parallel with Ardee Avenue, 100 feet to the point of beginning.

Being the same property conveyed to Shirley A. Cooper by deed from J. Richard Gorman, III and wife, Sandra Gorman, of record in Book 4098, page 631, dated January 30, 1967, said Register's Office. The said Shirley A. Cooper having since died and her Will being duly probated in Docket No. 08P-457, Davidson County Probate Clerk's Office, the subject property was devised to George Alexander, as to an undivided 20% interest, Jewell Noblit, as to an undivided 30% interest, Jennifer Clark, as to an undivided 30% interest and Womens and Childrens Center, as to an undivided 20% interest. By Order filed May 27, 2008, in Docket No. 08P-457, Davidson County Probate Clerk's Office, the interest of Womens and Childrens Center passes to the heirs at law of Shirley A. Cooper. The sole heir of law being George Alexander.

This conveyance is subject to all matters appearing on the plan of record in Book 974, pages 56 and 57, said Register's Office.

This property is not a marital residence and, as such, is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4001 Kennedy Avenue, Nashville, TN 37216

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 14th day of October, 2008.

The Estate of Shirley A. Cooper

BY: _____
George Alexander, Devisee

BY: _____
Jewell Noblitt, Devisee

BY: _____
Jennifer Clark, Devisee

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 George Alexander, Jewell Noblitt and Jennifer Clark, Devisees of The Estate of Shirley Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Devisees of The Estate of Shirley A. Cooper and as such Devisees they are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal this 14th day of October, 2008.

My Commission Expires: 11-22-10

_____
Notary Public

VERA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.