03

Realty Title
48-A

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this 1st day of April, 2009.

Notary Public
My commission expires: 02/11/13

03-0902-35832

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard C. Bess	Pinnacle National Bank	83-14-0-085.00
1918 Holly St.	211 Commerce St., #300	
Nashville TN 37206	Nashville, TN 37201	

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, Dolores Pardue, Administratrix CTA for the Estate of Maxine Richardson Duff, deceased, and Melody Duff Collins, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard C. Bess and wife, Karen R. Bess, 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. 97, Block D, on the Plan of The Subdivision of The Priest Home Place, of record in Book 161, Page 102, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stewart S. Duff and wife, Maxine Richardson Duff by deed from D. J. Moore and wife, Wealtha Moore, dated April 9, 1946, recorded April 18, 1946, of record in Book 1383, Page 261, Register's Office for Davidson County, Tennessee. Stewart S. Duff died. Maxine Richardson Duff subsequently died testate and by Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 08P-1744 directed that subject property be sold. Dolores Pardue was appointed Administratrix CTA of said estate by the Probate Court for Davidson County, Tennessee.

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 1918 Holly St., Nashville, TN 37206

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.

BILL GARRETT, Davidson County
Trans:T20090022980 DEEDWARR
Recvd: 04/07/09 08:22 2 pgs
Fees:13.00 Taxes:1147.00

20090407-0031531

WITNESS my hand this 1st day of April, 2009.

Dolores Pardue, Administratrix CTA
For the Estate of Maxine Richardson Duff, deceased

Melody Duff Collins By: Dolores Pardue, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dolores Pardue, Administratrix for the Estate of Maxine Richardson Duff, 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 1st day of April, 2009.

Diane K. Mann
State of Tennessee at Large

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

My Commission expires 02/11/13

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 Dolores Pardue, 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 herein contained, and who further acknowledged that she is the attorney in fact for Melody Duff Collins, and that she is authorized by her to execute this instrument on her behalf.

Witness my hand in Nashville, TN, this 1st day of April, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

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