Davidson County DEEDWARR
Recvd: 08/26/09 16:07 3 pgs
Fees:18.00 Taxes:129.50
20090826-0080440

THIS INSTRUMENT PREPARED BY:

JOSEPH L. LACKEY, JR.
2400 CRESTMOOR ROAD
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration value, whichever is greater, for this transfer is $ 35,000.00

Brenda Lee
Affiant

Subscribed and sworn to before me, this the 21 day of August, 2009

Annah C. Wisdom
Notary Public

My Commission Expires: March 4, 2013

ANNAH C. WISDOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Lester C. McClain 305 Long Valley Rd. Brentwood TN. 37027	305 Long Valley Rd Brentwood, TN 37027	Map 071120 243 Parcel

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned grantor, **Brenda Lee in her capacity as Administratrix of the Estate of Anthony Bell,** by these presents does hereby sell and convey unto **Lester C. McClain,** a married person, his heirs and assigns, all rights, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

This is improved property known as: 712 Ward Street, Nashville, TN 37207. Land in Davidson County, Tennessee, being Lot(s) 8, as shown on the map entitled Meadowdale Acres, of record as Book 3083, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said lot No. 8 fronts 70.0 feet on the southerly side of Ward Street and runs back 184.7 feet on the easterly line and 195.1 feet on the westerly line to a dead line in the rear measuring 70.5 feet thereon.

Being the same property conveyed to Willis Bell and Sarah E. Bell, his wife, by deed from George T. Pearson ad Peggy Jo Pearson, his wife, of record in Book 6456, page 456, dated December 19, 1984, said Register's Office. The said Willis Bell having predeceased Sarah E. Bell. The said Sarah E. Bell having since died intestate, thereby leaving the subject property to Anthony Bell. The said Anthony Bell having since died intestate. His estate being found to be insolvent by Order of the Probate Court of Davidson County as Docket No. 08P-238.

To have and to hold the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns, forever; and we do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it, and the same is unencumbered, except, for easements of record if any, and I do further covenant and bind myself, my 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 whosoever.

Whenever used, the singular number shall include the plural. The plural number shall include the singular. The use of any gender shall be applicable to all genders.

IN TESTIMONY WHEREOF, I have hereunto set my signature this 21st day of August, 2009.

Brenda Lee, Administratrix
of the Estate of Anthony Bell

Brenda Lee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within names Brenda Lee, in her capacity as the Administratrix of the Estate of Anthony Bell, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, TN this 21st day of August, 2009.

NOTARY PUBLIC

My Commission Expires:
March 4, 2013

ANNAH C. WISDOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by:
Bicentennial Title & Escrow Inc.
1314 6th Ave. North
Nashville, TN 37208

I, **Donald Taylor**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Donald Taylor

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Donald Taylor** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires: _____

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013