THIS INSTRUMENT PREPARED BY: CLARK H. TIDWELL, 150 FOURTH AVENUE, NORTH, SUITE 1850, NASHVILLE, TENNESSEE 37219.

This deed has been prepared based upon information supplied by the Grantor and no independent title search has been conducted.

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Cynthia Marie Hayes, Steven Dale Hamsley and Frankie June Kestner	-same-	Map 083
508 Barton Shore Court		Parcel 88
Lebanon, TN 37087		

Davidson County DEEDWARR
Recvd: 09/09/09 09:32 4 pgs
Fees:22.00 Taxes:0.00
20090909-0084321

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **CYNTHIA MARIE HAYES, ADMINISTRATOR OF THE ESTATE OF JAMES THOMAS HAMSLEY** ("Grantor"), do hereby transfer and convey unto the following named individuals, their successors and assigns, as tenants in common, the respective undivided interests in and to a certain tract or parcel of land in Davidson County, Tennessee: a one-third (1/3) undivided interest to **CYNTHIA MARIE HAYES;** a one-third (1/3) undivided interest to **STEVEN DALE HAMSLEY**; and a one-third (1/3) undivided interest to **FRANKIE JUNE KESTNER** (collectively "Grantees"), described as follows, to wit:

> Being part of the north part of Lot No. 59 on the Map of Jones and Bradford's Subdivision, as of record in Book 161, page 142, Register's Office for said County and described according to a copy of a survey made February 12, 1945, by S. R. Sanford, Jr., surveyor and partly described and shown on a Surveyor's Certificate, as of record in Book 3281, page 301, Register's Office, as follows:
>
> Beginning at a point in the west margin of Gallatin Pike at a Railroad spike 22.5 feet south of the south margin of an alley, which alley is marked by a cross cut in the sidewalk, thence westerly 60 feet to a stake; thence northerly 21 feet to a stake in the south margin of said alley in a fence line, said point being 65 feet west of the west margin of the Gallatin Pike, as measured from the cross cut in the sidewalk above mentioned; thence with the margin of said alley, westerly 34 feet to a post and stake at the corner of Lot No. 38 and 59 in a fence line; thence along the line between said lots and along said fence southerly 52½ feet to a point; thence easterly 85.7 feet to a railroad spike in the west margin of the Gallatin Pike, being

85 feet 6 inches north of the north margin of Sharpe Avenue; thence with the west margin of said Pike northerly 50 feet to the point of beginning.

Being the same property conveyed to James Thomas Hamsley from Steven Dale Hamsley, Cynthia Marie Hamsley and Frankie June Hamsley, by quitclaim deed of record in Book 11617, page 255, Register's Office of Davidson County, Tennessee.

The said James Thomas Hamsley, a single man, having died on March 5, 2009, whose estate is being administered in the Davidson County Probate Court under Docket No. 09-P465, and said property was devised to his surviving children, Cynthia Marie Hayes, Steven Dale Hamsley and Frankie June Kestner, under the laws of intestate succession.

Grantor warrants and covenants that the above-described property is free from all encumbrances made by Grantor.

Grantor warrants and agrees to defend the above-described property against the claims and demands of all persons claiming by, through or under Grantor, but against no other.

This is improved property known as 1104 Gallatin Road, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, the undersigned Grantor has executed this deed on this 31st day of August, 2009.

ESTATE OF JAMES THOMAS HAMSLEY

Cynthia Marie Hayes

BY: Cynthia Marie Hayes, Administrator

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

By: Cynthia Marie Hayes
Affiant

Sworn to and subscribed before me this 31st day of August, 2009.

Kira S. Austin
NOTARY PUBLIC

KIRA S. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

July 8, 2013

* * * * * * * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CYNTHIA MARIE HAYES, Administrator of the Estate of James Thomas Hamsley, with whom I am personally acquainted, and who, upon oath, acknowledged that she is authorized to execute this instrument on behalf of the **Estate of James Thomas Hamsley,** and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2009.

NOTARY PUBLIC

My Commission Expires:

July 8, 2013

KIRA S. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Clark H. Tidwell**, 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.

Clark H Tidwell

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Kimberly P. Hurst**, a notary public for this county and state, **Clark H. Tidwell**, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed on this 9th day of September, 2009.

Kimberly P Hurst

Notary's Signature

MY COMMISSION EXPIRES: 5-2-2011

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011