This Instrument Prepared by and Return to:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20100003361 DEEDWARR
Recvd: 01/19/10 11:24 4 pgs
Fees: 23.00 Taxes: 629.00
20100119-0004266

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS |
|---|---|---|
| Harold Kent Bessee | new owner | |
| 225 Cliffdale Road | 225 Cliffdale Rd | 085-13-0-050.00 |
| Nashville, TN 37214 | Nashville, TN 37214 | |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Robert D. Bullington, Sr., individually and Roberta B. Peach, individually as heirs at law of Lucille Buck Bullington, deceased (as to Tract 1), Robert D. Bullington, Sr. and Roberta B. Peach, as Co-Trustees of the Lucille B. Bullington Revocable Living Trust Agreement dated July 18, 2000 (as to Tract 2), and Robert D. Bullington, Sr. and wife, Patricia A. Bullington and Roberta B. Peach and husband, Marvin G. Peach, as tenants in common (as to Tract 3),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Harold Kent Bessee ,a single man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 30, on the Plan of Re-Subdivision of Cliffdale, of record in Plat Book 974, page 49, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 125 feet on the easterly side of Cliffdale Road and runs back in an easterly direction 348 feet more or less on its northerly side and 310 feet more or less on its southerly side to a line in the rear showing 80 feet on said rear line.

Being the same property conveyed to Carl Bass Bullington and wife, Lucille Buck Bullington by Installment Deed from Zeke C. Gammel and wife, Marion T. Gammell, Kate Gammel and Sarah E. Gammel of record as Book 1191, page 80, in the Register's Office for Davidson County, Tennessee, dated May 10, 1941.

Being the same property conveyed by Affidavit of Heirship to Robert D. Bullington, Sr. and Roberta B. Peach of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

The said Carl B. Bullington having since died on December 25, 1977.

The said Lucille Buck Bullington having since died May 3, 2009.

LESS AND EXCEPT the following property conveyed by Carl Bass Bullington and wife, Lucille Buck Bullington to Z. C. Gammel, Sarah E. Gammel and Kate Gammel, by Warranty Deed recorded in Book 1808, page 610, in the Register's Office for Davidson County, Tennessee, as follows:

A tract of land in the 3rd, formerly the 2nd, Civil District of said County, being the northwesterly part of Lot no. 30 on the Revised Map of Cliffdale Subdivision, as of record in Book 974, page 49, Register's Office for said County, described according to a survey made by Lewis D. Justice, Surveyor, February 24, 1950, as follows:

Beginning at a point on the easterly margin of Cliffdale Road at the northwest corner of said Lot No. 30; thence with the northern boundary line of said Lot No. 30 south 73 deg. 05' east 111.7 feet to a point; thence north 85 deg. 50' west 103.5 feet to a point on the easterly margin of said Cliffdale Road; thence with the easterly margin of said Road north 8 deg. 35' west 25 feet to the beginning.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Re-subdivision of Cliffdale, of record in Plat Book 974, page 49, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 125 feet on the easterly side of Cliffdale Road and extends back 275 on the southerly line and 310 feet on the northerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Carl B. Bullington and wife, Lucille Buck Bullington by deed from Zeke C. Gammel and wife, Marion T. Gammell, Kate Gammel, single, and Sarah E. Gammel, a widow, of record in Book 1194, page 401, in the Register's Office for Davidson County, Tennessee, dated September 8, 1943.

The said Carl B. Bullington having since died on December 25, 1977.

Said property further conveyed by Lucille Buck Bullington to Lucille B. Bullington, Trustee of the Lucille B. Bullington Revocable Living Trust Agreement dated July 18, 2000, by Quitclaim Deed recorded as Instrument No. 20000801-0075623, said Register's Office. (NOTE: Said Quitclaim Deed incorrectly references Lot No. 31 without mention of the previous conveyance of a portion of said lot by Deed recorded in Book 2344, page 119, said Register's Office.)

The said Lucille Buck Bullington having since died May 3, 2009. According to the Lucille B. Bullington Revocable Living Trust Agreement dated July 18, 2000, Robert D. Bullington and Roberta B. Peach are appointed as successor Co-Trustees.

LESS AND Except the following property conveyed by Carl Bass Bullington and wife, Lucille Buck Bullington to Robert E. Benderman and wife, Margaret Louis Benderman by Warranty Deed in Book 2344, page 119, said Register's Office - (the following legal description was later updated by surveyor and is taken from Warranty Deed recorded in Book 5468, page 688, said Register's Office), described as follows:

A tract of land in Davidson County, Tennessee, being parts of lots #30 and #31 on the revised map of Cliffdale Subdivision, as of record in Book 974, page 49, Register's Office for said county, described according to a survey made by Michael V. Holmes, surveyor, June 21, 1979, as follows:

Beginning on the easterly margin of Cliffdale Road as now widened and located, in the northerly line of the property conveyed to B. H. Oakley by deed from Lloyd Oliver Gregg and wife, of record in Book 2091, page 355, said Register's Office, said point being in the line between lots #31 and 32; thence with a curve in Cliffdale Road to the right with a radius of 137.42 and a length of 72.95 feet to a point; thence north 3 deg. 21' 17" west 10.43 feet to a iron pin in the easterly margin of said Cliffdale Road, Thence leaving said Cliffdale Road south 89 deg. 47' 41" east 298.27 feet to a iron pin; thence south 11 deg. 12' 37" west 106.85 feet to a iron pin; thence south 11 deg. 07' 10" west 20.10 feet to a iron pin being the original point for lot #31 and #32 of said Cliffdale Subdivision; thence north 79 deg. 23' 28" west 254.41 feet to the point of beginning, containing 0.648 acres.

TRACT 3

A tract of land in the 3rd, formerly the 2nd Civil District of said County, in the Village of Donelson, being part of Lot No. 8 on the Plan of the Real Estate of Jere Bowen, deceased, of record in Plat Book 2, page 134, Chancery Court at Nashville, and the easterly part of a 4 foot strip lying immediately north of Lot No. 30 on the Plan of the Re-Subdivision of Cliffdale, as of record in Book 974, page 49, Register's Office for said County, described together according to a survey made by Lewis D. Justice, Surveyor, February 24, 1950, as follows:

Beginning at a point on the northern boundary line of said Lot No. 30 111.7 feet easterly from the easterly margin of Cliffdale Drive, said point on Cliffdale Drive being the northwest corner of said Lot No. 30; thence with the northern boundary line of said Lot No. 30 south 73 deg. 05' east 232.2 feet to a stake; thence north 1 deg. 25' west 52 feet to a stake; thence north 85 deg. 50' west 222 feet to the beginning.

Being the same property conveyed to Carl Bass Bullington and wife, Lucille Buck Bullington by Warranty Deed from Z. C. Gammel and wife, Marion T. Gamel, Sarah E. Gamel and Kate Gamel, recorded in Book 1808, page 587, in the Register's Office for Davidson County, Tennessee, dated March 4, 1950.

The said Carl B. Bullington having since died on December 25, 1977.

Said property further conveyed by Lucille Buck Bullington to Lucille B. Bullington, Trustee of the Lucille B. Bullington Revocable Living Trust Agreement dated July 18, 2000, by Quitclaim Deed recorded as Instrument No. 20000801-0075622, in the Register's Office for Davidson County, Tennessee, dated July 18, 2000.

The said Lucille Buck Bullington having since died May 3, 2009. According to the Lucille B. Bullington Revocable Living Trust Agreement dated July 18, 2000, Robert D. Bullington and Roberta B. Peach are appointed as successor Co-Trustees.

Said property finally being conveyed by Robert D. Bullington, Co-Trustee and Roberta B. Peach, Co-Trustee of the Lucille B. Bullington Revocable Living Trust to Robert B. Bullington, Sr. and wife, Patricia A. Bullington and Roberta B. Peach and husband, Marvin G. Peach, as tenants in common, by Quitclaim Deed recorded as Instrument No. 20090708-0063720, in the Register's Office for Davidson County, Tennessee, dated July 2, 2009.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 974, Page 49; Plan Book 2, Page 134; Book 1784, Page 303; Book 2921, Page 609; Book 5589, Page 894; Book 5609, Page 28; Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record if any.

Unimproved ( )
This is improved (x ) property, known as 225 Cliffdale Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 16th day of December, 2009.

Robert D. Bullington, Sr., individually

Patricia A. Bullington

Robert D. Bullington, Sr., Co-Trustee

Roberta B. Peach, individually

Marvin G. Peach

Roberta B. Peach, Co-Trustee

STATE OF Tennessee
COUNTY OF Wilson

On this the 16th day of December, 2009, before me personally appeared Robert D. Bullington, Sr., Patricia A. Bullington, Roberta B. Peach, and Marvin G. Peach to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of December, 2009.

Notary Public

My Commission Expires: 09-17-11

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON

STATE OF Tennessee
COUNTY OF Wilson

On this the 16th day of December, 2009, before me personally appeared Robert D. Bullington, Sr., and Roberta B. Peach as Co-Trustee of the Lucille B. Bullington Revocable Living Trust Agreement dated July 18, 2000, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th day of December, 2009.

Notary Public

My Commission Expires: 09-17-11

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

STATE of TENNESSEE
COUNTY of WILSON

The actual consideration or value, whichever is greater, for this transfer is $ 170,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of December, 2009.

Notary Public

My Commission Expires: 09-17-11

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.