39B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100023969 DEEDWARR
Recvd: 04/22/10 11:51 2 pgs
Fees:13.00 Taxes:610.50
20100422-0030494

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2010

Notary Public:

MY COMMISSION EXPIRES: 5-8-2012
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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:
Troy M. Hendrickson	F&M Bank	Parcel ID:
124 Dellrose Drive	50 Franklin Street	08414014800
Nashville, TN 37214	Clarksville, TN 37020	

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

Brenda H. Zazzi, Patricia S. Hughes, and Janet H. Moore, Heirs of the Estate of Robbie Evangeline Hughes

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Troy M. Hendrickson and wife, Lori Hendrickson
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 Lot No. 3 on the Plan of Donelson Meadows, Section Two, as of record in Book 2133, Pages 100 and 101, Register's Office for said County.

Said Lot No. 3 fronts 70.45 feet on the southerly side of Dellrose Avenue and extends back 170 feet on the easterly line and 194.2 feet on the westerly line to a dead line, measuring 112.1 feet thereon.

Being the same property conveyed to Louis A. Hughes and wife, Robbie D. Hughes by deed from Hubert M. Wooden and wife, Lousie Wooden, of record in Book 2445, Page 11, said Register's Office. The said Louis A. Hughes died September 1, 1991. The said Robbie D. Hughes died May 17, 2008, and died a widow. The said Robbie D. Hughes had three children to wit, Brenda H. Zazzi, Patricia S. Hughes f/k/a Patricia H. Wilder, and Janet H. Moore f/k/a Janet H. Childress. The Grantors herein execute this instrument as the Sole Heirs at law of Robbie D. Hughes. Reference is made to Affidavit of Heirship attached hereto. #20100422003049 3

This conveyance is subject to Restrictions of record in Book 412, Page 351; Book 1788, Page 509; and Book 1847, Page 469, said Register's Office.

This conveyance is made subject to: (1) 2010 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Pages 100 and 101, said Register's Office; (3) Water Main Easement of record in Book 1874, Page 67, said Register's Office.

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 124 Dellrose Drive, 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 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.

Witness our hands this 16th day of April, 2010.

Estate of Robbie Evangeline Hughes

BY: _____
Brenda H. Zazzi, Heir

BY: _____
Patricia S. Hughes, Heir

BY: _____
Janet H. Moore, Heir

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 Brenda H. Zazzi, Patricia S. Hughes and Janet H. Moore, Heirs of Estate of Robbie Evangeline Hughes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Heirs of the Estate of Robbie Evangeline Hughes and as such Heirs, they are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 2010.

My Commission Expires: 11/7/13 _____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.