BILL GARRETT, Davidson County
Trans:T20100027622 DEEDWARR
Recvd: 05/07/10 15:31 2 pgs
Fees:13.00 Taxes:395.90
20100507-0035251

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-100300152

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$107,000.00

Alyson L. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 4th day of May, 2010.

Notary Public

MY COMMISSION EXPIRES:

GARY VICTORY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:
ALYSON L. THOMAS
260 COLLIER AVENUE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
Prime Lending, A Plains Capital Company
18111 Preston Rd, Suite 900
Dallas, TX 75252

MAP-PARCEL NUMBERS
119-10-0-219.00

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,

PHILLIP HALLMAN, RUSSELL HALLMAN, JR. AS BENEFICIARY'S AND MADELEINE GENTRY, AS BENEFICIARY AND EXECUTRIX OF THE ESTATE OF MARGARET HALLMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALYSON L. THOMAS, Married

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 a part of the property conveyed to A.S. Johnson by Deed of Louis L. Waller, et al, of record in Book 1854, page 484, Register's Office for Davidson County, Tennessee, as follows:

Being Lot No. 6 and the westerly 15 feet of Lot 7, Block "F" on the unrecorded map of Woodbine Courts, Part 2, near Nashville, Tennessee. Said lot and part of lot adjoin and front together 90 feet on the southerly side of Collier Avenue and run back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Russell L. Hallman and wife, Margaret Z. Hallman, by Warranty Deed from A.S. Johnson and wife, Fannie Johnson, dated 9-16-1950 and recorded 9-19-1950 in Book 1882, page 221, in the Register's Office of Davidson County, Tennessee. The said Margaret Z. Hallman is also known as Margaret L. Hallman and Margaret A. Hallman. The said Margaret Z. Hallman having since died on or about February 12, 2010 and pursuant to her Last Will and Testament, filed March 31, 2010 in Case No. 10P-526, in the Probate Office of Davidson County, Tennessee, subject property has been devised to Madeleine Gentry, Phillip Hallman and Russell Hallman, Jr. Order to Probate filed April 6, 2010 in Probate Case 10P-526 has named Madeleine Gentry to serve as Executrix of the Estate of Margaret Hallman.

This is improved (X) property known as **260 COLLIER AVENUE, NASHVILLE, TN 37211**

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 4th day of May, 2010.

ESTATE OF MARGARET HALLMAN

Madeleine Gentry beneficiary
MADELEINE GENTRY, BENEFICIARY

Madeleine Gentry executrix
MADELEINE GENTRY, EXECUTRIX

Phillip Hallman
PHILLIP HALLMAN, BENEFICIARY

Russell Hallman, Jr.
RUSSELL HALLMAN, JR.. BENEFICIARY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Madeleine Gentry, Phillip Hallman and Russell Hallman, Jr. the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 4th day of May, 2010.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010