THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
165 Indian Lake Boulevard, Suite 101
Hendersonville, Tennessee 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

Map/Parcel
12809000200

WARRANTY DEED

FROM:
ESTATE OF RUBY NELLE HARRELL
% Gregory Alan Heard
2701 Cruzan Street
Nashville, TN 37211

SEND TAX BILLS TO:
O'NEIL HEARD
209 Harpeth Valley Road
Nashville, TN 37221

NAME & ADDRESS OF NEW OWNER:
O'NEIL HEARD
209 Harpeth Valley Road
Nashville, TN 37221

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **the Estate of Ruby Nell Harrell (formerly Ruby Nell Heard) by the Administrator, Gregory Alan Heard,** hereinafter referred to jointly as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said **Elmer O'Neil Heard**, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Bellevue Manor, as of record in book 3600, pages 32 and 33, Register's Office of Davidson County, Tennessee.

Said Lot No. 38 fronts 168 feet on the northerly side of Harpeth Valley road and runs back between lines, 338.16 feet on the westerly side and 241.15 feet on the easterly side to a broken line at the rear on which it measures 202.41 feet thereon.

Being the same property conveyed to Elmer O'Neil Heard and wife, Ruby Nell Heard by deed from Hudson and Driver Construction Co. of record in Book 3863, Page 598, Register's Office of Davidson County, Tennessee. Elmer O'Neil Heard and Ruby Nell Heard divorced and Elmer O'Neil Heard conveyed his interest in the property to Ruby Nell Heard by deed of record in Book 4945, Page 643, Register's Office of Davidson County, Tennessee

BILL GARRETT, Davidson County
Trans:T20100033620 DEEDWARR
Recvd: 06/03/10 10:43 3 pgs
Fees:18.00 Taxes:643.43
20100603-0042900

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $173,900.00.

The Estate of Ruby Nelle Harrell

By: Gregory A. Heard
Gregory A. Heard, *Administrator*

Sworn to and subscribed before me on this the 1st day of June, 2010.

NOTARY PUBLIC
My Comm. Expires: 08/20/11

BETH M. SHOUDARO NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

The said Ruby Nell Harrell (formerly Ruby Nell Heard) died intestate on December 2, 2008. Her estate was opened for probate as Docket Number 09P-126 in Davidson County, Tennessee. Under the laws of intestate succession in the State of Tennessee, this property passed to Gregory Alan Heard, Bridgett Heard and Stephanie Heard as equal tenants in common. By Order of the Probate Court dated November 25, 2008, the real estate was brought back into the estate to pay claims. The Order further authorized the Administrator, Gregory Alan Heard, to sell the property located at 209 Harpeth Valley Road, Nashville, Davidson County, Tennessee to Elmer O'Neil Heard and sign a general warranty deed conveying title to Elmer O'Neil Heard on behalf of the estate.

Ruby Nell Heard and Ruby Nelle Harrell are one and the same person.

This is improved property known as 209 Harpeth Valley Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, his successors, heirs and assigns forever. Grantor covenant that he is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 1 day of JUNE, 2010.

The Estate of Ruby Nelle Harrell

By: Gregory A. Heard
Gregory A. Heard, *Administrator*

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, **Gregory A. Heard, Administrator of the Estate of Ruby Nelle Harrell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument on behalf of the Estate of Ruby Nelle Harrell in his capacity as Administrator for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 1st day of June, 2010.

Ruth M. Woodard
NOTARY PUBLIC

RUTH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Comm. Expires: 08/22/11