BILL GARRETT, Davidson County
Trans:T20100075812 DEEDWARRSP
Recvd: 12/02/10 08:51 3 pgs
Fees:17.00 Taxes:0.00
20101202-0095739

THIS INSTRUMENT PREPARED BY:
G. Philip Anderson, Attorney
5409 Maryland Way
Suite 105
Brentwood, Tennessee 37027
615/377-9370

# SPECIAL WARRANTY DEED

FROM: CLARA JANE GIPSON, EXECUTOR,
ESTATE OF LOIS ANN RUSSELL

TO: CLARA JANE GIPSON, WITH LIFE ESTATE RESERVED TO
ELIZABETH LINDAMAN

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| Address New Owner: | Send Tax Bills To | Map/Parcel Nos. |
|---|---|---|
| Clara Jane Gipson<br>128 McCall Street<br>Nashville, TN 37211 | Same | 133 03 0118.00 |

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

X Clara Jane Gipson
Affiant

**SUBSCRIBED AND SWORN TO** before me, this the 23rd day of November, 2010.

N. Carolyn Cobb
Notary Public

N. CAROLYN COBB
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
10-28-2012

**FOR AND IN CONSIDERATION OF** the sum of Ten Dollars ($10.00) and other good and valuable consideration, **CLARA JANE GIPSON,** Executor of the Estate of Lois Anne Russell, Davidson County Probate Court, Docket Number 10P-275, as Grantor has bargained and sold, and by these presents does transfer and convey unto the said **CLARA JANE GIPSON,** a single person, her heirs and assigns, reserving a life estate to **ELIZABETH LINDAMAN,** a single person, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> HOUSE AND LOT, parcel ID 133 03 0118.00, located at 128 McCall Street, Nashville, Tennessee, 37211. For a more complete description, see deed at Book 2301, page 483, RODC.

Being all the same property conveyed to W. D. Russell and wife, Lois Anne Russell, by deed from A. S. Johnson, of record in Book 2301, Page 483, the said W. D. Russell having died November 6, 1981.

This is improved property, known as 128 McCall Street, Nashville, Tennessee, 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 Grantee, her heirs and assigns forever. And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey the property, and that same is unencumbered save and except for the life estate granted to Elizabeth Lindaman. Grantor hereby warrants and agrees to forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

**WITNESS** our hands this 23rd day of Nov., 2010.

Clara Jane Gipson

CLARA JANE GIPSON
Executor of the Estate of
Lois Anne Russell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before the undersigned, a Notary Public in and for said County and State, the within named **CLARA JANE GIPSON,** as the Executor of the Estate of Lois Anne Russell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of November, 2010.

Notary Public

CAROLYN COBB
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
My Commission Expires October 28, 2012