BILL GARRETT, Davidson County
Trans:T20100077076 DEEDWARR
Recvd: 12/07/10 12:07 2 pgs
Fees:12.00 Taxes:0.00
20101207-0097413

This instrument Prepared By:
Noel Bean and Cynthia Frazier
107 Dorcas Drive
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER:
Noel F. Bean and
Cynthia V. Frazier
107 Dorcas Drive
Hendersonville, TN 37075

SEND TAX BILL:
New Owner

MORTGAGEE:
None

MAP AND PARCEL:
43-13-305

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Noel F. Bean and Cynthia V. Frazier,**("Grantors") have bargained and sold, and by these presents do transfer and convey unto **Noel F. Bean unmarried and Cynthia V. Frazier unmarried, tenants in common with rights of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows to wit:

Land in Davidson County, Tennessee, being Lots No 37 and 38, Block "D", on the Final Plan of Crittenden Estates Subdivision, as of record in Book 974, Page 69, Register's Office for Davidson County Tennessee.

Said Lots Nos. 37 and 38 adjoin and front together 100 feet on the South side of Hickory Street (formerly known as Oak Street) and run back on the easterly line l4l.5 feet and on the westerly line l53 feet to a dead line on which they measure 100 feet thereon.

Being the same property conveyed to Noel F. Bean and Cynthia V. Frazier by Deed from Faye Imogene Little dated August 1, 2008 by Instrument No. 20080807-0081450 in said Davidson County Register's Office.

And being the same property conveyed to Richard M. Little, an unmarried Person by deed from Charles Edward Arrington, Willie May Arrington Potter, Jerry Leon Arrington and Caroline Arrington Coffee, as the sole heirs of Myrtle Arrington, dated March 3, 1995 and recorded on March 6, 1995 in Record Book 0611, page 911, Register's Office, Davidson County, Tennessee,

Richard M. Little having since died intestate, April 30,2008, leaving his Mother, Faye Imogene Little, as the sole heir of Richard M. Little per Affidavit of Heirship of record as Instrument Number 20080514-0049450 and Instrument Number 20080514-004951, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 1129, page 521, and in Book 1725, page 77, said Register's Office, Davidson County, Tennessee.
This is improved property known as 112 Hickory Street, Madison, TN.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and we do covenant with the said GRANTEES that we are the 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 whosoever. 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 6th day of ~~November~~ December, 2010. N.B.

Noel F. Bean

Cynthia V. Frazier

SATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, of the state and county aforesaid, personally appeared Noel F. Bean and Cynthia V. Frazier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 6th day of ~~November~~ December, 2010. N.B.

Notary Public

MICHELE E. OWENS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 8/22/2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $00.00.

NOEL F. BEAN

Subscribed and sworn to before me this 6th day of ~~November~~ December, 2010. N.B.

NOTARY PUBLIC

MICHELE E. OWENS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 8/22/2011