BILL GARRETT, Davidson County
Trans:T20110021214 DEEDWARR
Recvd: 04/11/11 13:12 2 pgs
Fees:13.00 Taxes:74.00
20110411-0027786

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37126
File No. 1070

WARRANTY DEED

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$20,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 1ST DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: 12/28/2013

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
URBAN HOUSING SOLUTIONS, INC. **441 Murfreesboro Road** **Nashville, Tennessee 37210**	**S A M E**	**10503030000**

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 **I, LINDA MOSLEY, EXECUTRIX/TRUSTEE OF THE ESTATE OF BILLIE W. RICKLES, DECEASED,**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBAN HOUSING SOLUTIONS, INC., a Tennessee nonprofit corporation,**

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 the northerly 50 feet of lot No. 22 on the plan of Trimble's Addition to Nashville, as of record in Plan Book 1, page 34, Chancery Court at Nashville (Being shown as Lot No. 22 on the plan of Trimble's First Addition to Nashville, as of record in Book 19, page 220, Register's Office for said County).

Said part of lot No. 22 on the first mentioned plan fronts 50 feet on the westerly side of First Avenue, South and runs back between parallel lines 183 ½ feet to an alley.

Being the same property conveyed to Billie W. Rickles by Installment Deed from Leon Ruben and Myra Ruben of record in Book 10250, page 556, Register's Office for Davidson County, Tennessee. The said Billie W. Rickles having since died and Linda Mosley having been appointed as successor Executor/Trustee by beneficiary Lindsey Rickles as per the terms of the Will of Billie W. Rickles and in the Order filed February 22, 2008, recorded in Book 36, page 685, Probate Court for Rutherford County, Tennessee. Property was redeemed with the Clerk and Master of Davidson County, Tennessee on April 4, 2011.

This is improved property known as 1219 First Avenue South, Nashville, Tennessee 37210

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 MY HAND THIS 1ST DAY OF APRIL, 2011.

THE ESTATE OF BILLIE W. RICKLES

By: Linda Mosley, Executrix/Trustee
LINDA MOSLEY, EXECUTRIX/TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared LINDA MOSLEY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix/Trustee of the Estate of Billie W. Rickles, deceased, and that she as such Executrix/Trustee executed the foregoing instrument for the purpose therein contained, by signing as Executrix/Trustee of the Estate of Billie W. Rickles, deceased.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1ST day of April, 2011.

Marka L. Nettle
NOTARY PUBLIC

My Commission Expires: 12/28/2013

