THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20110057158 DEEDWARRSP
Recvd: 09/14/11 15:38 2 pgs
Fees:13.00 Taxes:444.00
20110914-0071435

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
THE 2103 AVALON DR TRUST P.O. Box 791 Joelton, TN 37080	SAME	07301015200

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, **Rebecca Hickey and husband, Jeffrey D. Hickey**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **The 2103 Avalon Dr Trust**, hereinafter called the Grantees, **their** heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING LOT NO. 27 ON THE MAP OF HIGHLAND VIEW SUBDIVISION, OF RECORD IN BOOK 1424, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT 27 FRONTS 70 FEET ON THE NORTHERLY SIDE OF AVALON DRIVE AND RUNS BACK 154.4 FEET ON THE WEST LINE AND 171 FEET ON THE EAST LINE, TO A DEAD LINE, MEASURING 107 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO G. E. WALTON AND WIFE, LORENE L. WALTON FROM ROBERT GREER LANE AND WIFE, MARY LANE BY WARRANTY DEED DATED 10/19/1954, AND RECORDED IN BOOK 2303, PAGE 592, SAID REGISTER'S OFFICE.

G. E. WALTON HAVING SINCE PASSED AWAY ON JULY 10, 1993 LEAVING LORENE L. WALTON, AS HIS SPOUSE AND SURVIVING TENANT BY THE ENTIRETY.

JEFFREY D. HICKEY JOINS IN THIS CONVEYANCE, TO CONVEY ANY AND ALL INTEREST HE MAY HAVE, MARITAL OR OTHERWISE.

LORENE L. WALTON DECEASED ON SEPTEMBER 23, 2009 LEAVING REBECCA HICKEY, AS HER SOLE AND ONLY HEIR BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT # 20110914-0071433 AND INSTRUMENT # 20110914-0071434, SAID REGISTER'S OFFICE.

This is improved property known as: 2103 AVALON DR TRUST, NASHVILLE, TN 37216

AND THE GRANTORS, DOES HEREBY COVENANT with the Grantees, except as above noted, that at the time of the delivery of this Deed the premises were free from all encumbrances made by it, and that it will warrant and defense the same against the lawful claims and demands of all persons claiming, by through, or under it, but against none other.

GRANTORS make no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantors, but on their own

judgment. This deed was prepared without benefit of a survey and the description herein is taken from the previous conveyance deed.

Whenever 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 29th day of AUGUST, 2011.

Rebecca Hickey
REBECCA HICKEY

Jeffery D. Hickey
JDH ~~JEFFREY~~ D. HICKEY
Jeffery

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA HICKEY AND JEFFREY HICKEY, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that their executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 29th day of AUGUST, 2011.

Jennifer McEwen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/23/14

JENNIFER MCEWEN 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 $120,000.00.

Affiant

Subscribed and sworn to before me this 29th day of AUGUST, 2011.

Jennifer McEwen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/23/14

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY