BILL GARRETT, Davidson County
Trans:T20110060199 DEEDWARR
Recvd: 09/28/11 10:42 2 pgs
Fees:13.00 Taxes:92.50
20110928-0075032

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Reyes Construction, Inc.	**SAME AS**	**59-15-18.00**
3008 Lookout Point	**NEW OWNER**	
Greenbrier, TN 37073		

For good and valuable consideration received, **Meika McClendon, Administrator of the Estate of Mary Alyce Pope Benford,** by these presents does transfer and convey by **Order of the Seventh Circuit Court, Davidson County, Tennessee, Probate Division, being Docket No. 11P-954,** unto the Grantee, **Reyes Construction, Inc.**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Mary Alyce Pope Benford**, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being Lot No. 2 on the Map of the Subdivision of Andrew J. Summitt Land on the Southerly side of Mooreman's Arm Road in the 12th Civil District and described according to a survey made by R. B. Nichols, Engineer, on July 27, 1946, as follows: Beginning at a point in the Southerly margin of Mooreman's Arm Road at the Northeast corner of the property conveyed to Ray Stephens and wife, by deed of record in Book 2741, Page 244, Register's Office for Davidson County, Tennessee; thence Southerly with Stephens East line and line extended 200 feet to a dead line; thence Easterly and parallel with Mooreman's Arm Road 100 feet to a point; thence Northerly and parallel to Stephens line and line extended 200 feet to Mooreman's Arm Road; thence with the Southerly margin and Westerly 100 feet to the place of the beginning.

Being the same property conveyed to Clarence L. Benford and wife, Mary Pope Benford by Warranty Deed from Old Hickory Credit Union, recorded on the 3rd day of April, 1989 in Deed Book 7806, Page 944, in the Register's Office of Davidson County, Tennessee. The said Clarence L. Benford having predeceased Mary Pope Benford in December 2010. Mary Alyce Pope Benford having died on June 11, 2011. Mary Pope Benford is one and the same as Mary Alyce Pope Benford.

This conveyance is subject to a) 2011 property taxes and subsequent; b) instruments of record in Book 5429, Page 698; Book 9509, Page 694; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 657 Moormans Arm Road, Nashville, TN 37207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as **Administrator of the Estate of Mary Alyce Pope Benford** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of September, 2011.

Meika McClendon, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared, **Meika McClendon, Administrator of the Estate of Mary Alyce Pope Benford** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Mary Alyce Pope Benford**, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 20 day of September 2011.

Notary Public

My commission expires: 10.16.11

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Subscribed and sworn to before me this 20th day of September, 2011.

Notary Public

My commission expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY