BILL GARRETT, Davidson County
Trans:T20110065449 DEEDWARR
Recvd: 10/19/11 13:06 2 pgs
Fees:13.00 Taxes:148.00
20111019-0081418

Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
11-0374

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00.

C Ray Bell ESTATE
By: _____ Executor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of October, 2011.

_____
Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Robby Hicks 4838 Old Hickory Blvd. Nashville, TN 37218	Robby Hicks 303 49th Ave. N Nashville TN 37209	06700008800

WARRANTY DEED

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, WE,

Frank E. Neal, Personal Representative of the Estate of Charles Ray Bell

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robby Hicks

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:

BEGINNING at point in the easterly margin of Old Hickory Boulevard, said point being the southwest corner of the property conveyed to Joe William Moore and wife, by deed from E.O. Simpkins and wife, of record in Book 3957, page 665; Register's Office for Davidson County, Tennessee; thence southwardly with the easterly margin of Old hickory Boulevard, 100 feet, more or less, to the northwesterly corner of the property conveyed to Ronald E. Simpkins and wife, by deed from C.W. Rogers and wife, of record in Book 4673, page 60; said Register's office; thence eastwardly with Simpkins' line, 200 feet, more or less, to a point; thence continuing with Simpkins' line, northwardly 100 feet, more or less, to said Joe William Moore's southerly line; thence with Moore's said southerly line, westwardly 200 feet, more or less, to the point of beginning.

Being the same property conveyed to Charles Ray Bell by Special Warranty Deed dated 11/23/2003, from Manufacturers & Traders Trust Company, Trustee for Securitization Series 1998-4, Agreement dated 12, of record in Instrument No. 20031125-0171163 and as amended in Corrected Special Warranty Deed dated 03/01/2011and filed of record 03/08/2011 in Instrument No. 20110308-0018419, in the Register's Office for Davidson County, Tennessee.

Further conveyed to Frank E. Neal, Personal Representative of the Estate of Charles Ray Bell (the "Estate") pursuant to that certain Order entered 09/21/2010, by the 7th Circuit Court for Davidson County, Tennessee, Probate Division, in Case No. 10P1446, by Quitclaim Deed dated 10/15/2010 and filed of record 12/09/2010 in Instrument No. 20101209-0098294, and as corrected by Scrivener's Affidavit filed of record in Instrument No. 20111019-0081417 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **4838 Old Hickory Blvd. Nashville, TN 37218**

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 17th day of October, 2011.

Executor

Frank E. Neal, Personal Representative of the
Estate of Charles Ray Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frank E. Neal, Personal Representative of the Estate of Charles Ray Bell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained on behalf of the Estate of Charles Ray Bell, as their free act and deed as Authorized Personal Representative of the Estate of Charles Ray Bell.

Witness my hand and official seal at Nashville, Tennessee this 17th day of October, 2011.

Notary Public

Commission Expiration: 4/20/2015

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY