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:
Lamont Jordan	**SAME AS**	**41-16-080**
4027 Whites Creek Pike	**NEW OWNER**	
Whites Creek, TN 37189		

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, **Lamont Jordan**, 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:

Land situated in Davidson County, TN:

Lot 136, Section Two Bellshire Terrace, as shown on Plan of record in Plat Book 6250, Page 673, in the Register's Office of Davidson County, TN, to which Plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Clarence L. Benford and Mary Pope Benford by deed from Old Hickory Credit Union of record in Book 8218, Page 182, in the Register's Office for Davidson County, Tennessee, dated October 8, 1990. The said Clarence L. Benford having since died in December 2010 leaving Mary Pope Benford as the surviving tenant by the entirety. Mary Pope Benford died on June 11, 2011 and her estate having been probated in the Seventh Circuit Court for Davidson County, Tennessee Probate Division Docket NO.: 11P-954. An Order to Approve Contract for Sale of Real Property was approved on July 14, 2011 authorizing Meika McClendon to sell the property. 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 6250, Page 673; 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 1216 Bellshire Terrace Drive, 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 28th day of November, 2011.

Estate of Mary Alyce Pope Benford

BY: _____
Meika McClendon, Administrator

BILL GARRETT, Davidson County
Trans:T20110075232 DEEDWARR
Recvd: 11/30/11 09:00 2 pgs
Fees:13.00 Taxes:92.50
20111130-0092888

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 foregoing 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 28th day of November, 2011.

Notary Public

My commission expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 28th day of November, 2011.

Notary Public

My commission expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY