Prepared By and Return To;
Stewart Title
13026 Lebanon Road
Mt. Juliet, TN 37122

Davidson County DEEDWARRSP
Recvd: 02/22/12 15:13 7 pgs
Fees:38.00 Taxes:111.00
20120222-0015550

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map –Parcel Numbers
David Edward Lovell	David Edward Lovell	Map: 81-1
156 Shute Cr.	156 Shute Cr.	Parcel: 25
Old Hickory, Tennessee 37138	Old Hickory, Tennessee 37138	

**Description hereinbelow was taken from the prior conveyance, and Preparer makes no representations as to any matter relating thereto.*

FOR AND IN CONSIDERATION of One and N0/1000 Dollars, ($1.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Jamie Pride, individually and as the personal representative of the Estate of Katherine Inez Pride and as the Administrator of the Estate of Elsie Hagey Pride, Margaret Lockhart, Peggy M. Pride Tanksley, Connie Hulan Braden, Darrell Hulan, Michael Hulan, Patsy Hartley Emery and Jane Hartley Champion** (collectively the "Grantor") by these presents do hereby transfer and convey unto **David Edward Lovell** (the "Grantee") all of their right, title and interest, in and to the tract of improved real estate described a-n the attached Exhibit "A" attached hereto and made a part hereof.

County/City Taxes for the year 2012 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the grantors paying their pro-rata share thereof to Grantee who will be responsible for payment of said taxes.

This is improve property located at 1912 Hailey Avenue, Nashville, Tennessee 37218.

No portion of the property conveyed here in has ever been homestead of a Grantor other than Margaret Lockhart, a single woman.

TO HAVE AND TO HOLD TO SAID GRANTEE, HIS HEIRS AND ASSIGNS FOREVER.

And Grantors do for themselves an for their heirs, successors and assigns covenant wit the said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns, forever, against the lawful claims of all persons claiming by, through or under a Grantor but not otherwise.

INWITNESS WHEREOF, the undersigned, have hereunto set their seals the 19th day of January 2012.

[Signatures on following page]

Connie Hulan Braden

Connie Hulan Braden

Darrell Hulan

Darrell Hulan

Jamie Pride

Jamie Pride

Jane Hartley Champion

Jane Hartley Champion

Margaret Lockhart

By: _____
Paul Greg Lockhart, Attorney-in-Fact

Michael Hulan

Michael Hulan

Patsy Hartley Emery

Patsy Hartley Emery

Peggy M. Pride Tanksley

Peggy M. Pride Tanksley

ESTATE OF ELSIE PRIDE

By: _____
Jamie Pride, Personal Representative

ESTATE OF KATHERINE PRIDE

By: _____
Jamie Pride, Personal Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Connie Hulan Braden, whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of January, 2012.

_____
Notary Public

My Commission Expires: 5-6-13

H MEADORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Darrell Hulan, whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of January, 2012.

Notary Public

My Commission Expires: 1/6/2014

WM. LEE HORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jamie Pride, whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of January, 2012.

Notary Public

My Commission Expires: 1/6/2014

WM. LEE HORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jane Hartley Champion, whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of said estate.

Witness my hand and official seal this 7th day of January, 2012.

Notary Public

My Commission Expires: 1/6/2014

WM. LEE HORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Greg Lockhart, as Attorney-in-Fact for Margaret Lockhart, whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of said Margaret Lockhart.

Witness my hand and official seal this 7th day of January, 2012.

Notary Public

My Commission Expires: 1/6/2014

WM. LEE HORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Hulan, whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of said estate.

Witness my hand and official seal this 19th day of January, 2012.

Jennifer N. Williams
Notary Public

My Commission Expires: January 6, 2015

JENNIFER N WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patsy Hartley Emery, whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of said estate.

Witness my hand and official seal this 7th day of January, 2012.

Wm Lee Horn
Notary Public

My Commission Expires: 1/6/2014

WM. LEE HORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy M. Pride Tanksley, whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of January, 2012.

Notary Public

My Commission Expires: 7-8-2013

PHILLIP M. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jamie Pride, as Personal Representative of the Estate of Katherine Inez Pride, deceased, whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of said estate.

Witness my hand and official seal this 7th day of January, 2012.

Wm Lee Horn
Notary Public

My Commission Expires: 1/6/2014

WM. LEE HORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jamie Pride, as Administrator of the Estate of Elsie Hagey Pride, deceased, whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of said estate.

Witness my hand and official seal this 7th day of January, 2012.

Notary Public

My Commission Expires: 1/6/2014

WM. LEE MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is Thirty Thousand and no/100 Dollars ($30,000.00).

David Edward Lovell, Affiant

Subscribed and sworn to before me, this
19th day of January, 2012.

Notary Public
My Commission Expires: My Commission Expires: September 8, 2013

LANA J. WHITE STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 01288-6596

Land in Davidson County, Tennessee, described as follows, to wit: Being part of Lot No. 41 on the Map of Hailey's Subdivision of part of Block 5 in G. T. Sheegog's Subdivision at Bordeaux, as of record in Plat Book 547, page 155, Registers Office for said County, described according to a survey made by Blanchard and Parrish, Engineers, May 2, 1941, as follows:
Beginning at the southwest corner of River Drive and Haley Avenue; thence with the westerly margin of River Drive, southwardly 155 feet more or less, to the northeast corner of Lot No. 34 of Block "A"; thence with the northerly line of Lot 34, westwardly 147.6 feet to the northeasterly line of Lot No. 54; thence with said line, northwardly 65.8 feet to the southeasterly margin of Haley Avenue; thence with said Avenue, northeastwardly 169 feet, more or less, to the beginning.

Being the same property conveyed to Elsie Hagey Pride and Nannie Hagey by Deed from Nathan T. Wall and wife, Roberta S. Wall, dated 10/04/1962 and filed for record on 04/02/1963 in Book 03531, Page 471, Register's Office for Davidson County, Tennessee. The said Nannie Hagey conveyed her interest in subject property to Katherine Inez Pride by Deed of record in Book 6736, Page 803, Register's Office for Davidson County, TN. The said Katherine Inez Pride died testate on 11/11/2007 devising her interest in subject property to Margaret Lucille Pride Lockhard, as evidenced by the Last Will and Testament of Katherine Inez Pride filed in File No. 11-P1128, in the Office of the Clerk for the Probate Court for Davidson County, TN. The said Elsie Hagey Pride died intestate on 7/4/1981 leaving Katherine Inez Pride, William M. Pride Jr., Margaret Lucille Lockhart, Nannie Frances Hartley, as her sole heirs at law. The said William M. Pride Jr. died intestate on 7/1/1997, leaving Peggy M. Pride Tanksley and Jamie Pride as his sole heirs at law as evidenced by Docket 11P1130, Clerk's Office for Probate Court for Davidson County, TN. The said Nannie Frances Hartley died intestate, leaving Johnnie Mack Hartley, Patsy Hartley Emory and Jane Hartley Champion as her sole heirs at law. The said Johnnie Mack Hartley died intestate on 9/13/11 leaving Patsey Hartley Emory and Jane Hartley Champion his sole heirs at law. The said Elsie Hagey Pride had another child, Billie Gertrude Pride Tosh, who predeceased her, intestate on 10/6/68 leaving Connie Hulen Breden, Michael Hulen and Darrell Hulen, her sole heirs at Law.

The said Elsie Hagey Pride is also known as Elsie Pride. The said Katherine Inez Pride is also know as Katherine Pride. **The said Margaret Lockhart is also known as Margaret Pride Lockhart.**

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

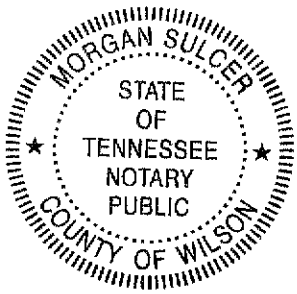
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013