(1)

RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20120016779 DEEDWARR Recvd: 03/07/12 10:03 2 pgs Fees:13.00 Taxes:1997.63 20120307-0019951

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00010277

MAP - PARCEL NO: 159 00 0 137.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
SHELTER MORTGAGE COMPANY	Donald E. andRickie E. Hall	Shelter Mortgage Company
4000 W. Brown Deer Road	1255 W. Hickory Springs Ct.	4000 W. Brown Deer Road
Brown Deer, WI 53209	Brentwood, TN 37027	Brown Deer, WI 53209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **RONALD FORREST KNOX, JR. AND JAMES REMER KITCHEN, III, CO-EXECUTORS OF THE LAST WILL AND TESTAMENT OF ANNIE RUTH DYKES KITCHEN AND CO-TRUSTEES OF THE KITCHEN CHILDRENS' TRUST U/W ANNIE RUTH DYKES KITCHEN DATED AUGUST 17, 1978, AND FIRST CODICIL THERETO DATED JANUARY 11, 1999,** have bargained and sold and by these presents do transfer and convey unto **DONALD E. HALL and RICKIE E. HALL,** husband and wife, their heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 16 on the Plan of Hickory Boulevard Estates, Section 2, as of record in Book 4175, page 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 200 feet on the southerly side of West Hickory Springs Court and extends back 241.45 feet on the easterly line and 211.54 feet on the westerly line, to a dead line measuring 322.62 feet thereon.

Being the same property conveyed to James R. Kitchen, Jr. and wife, Ruth Dykes Kitchen by deed from Ronald L. Huff and wife, Donna Huff, of record in Book 5357, page 403, Register's Office for Davidson County, Tennessee, dated October 30, 1978 and recorded October 30, 1978. James R. Kitchen, Jr. died October 24, 2002 and said property vested in Ruth Dykes Kitchen as the surviving tenant by the entirety. Ruth Dykes Kitchen died testate a resident of Davidson County on June 18, 2011. (Will Probated in 11P-1116, Chancery Court for Davidson County, TN)

This is improved property known as 1255 W Hickory Springs Court, Brentwood, TN 37027.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2012 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the Plan of record in Book 4175, page 110, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 6th day of March, 2012.

Ronald Forrest Knox, Jr., Co-Executor of the Last Will and Testament of Annie Ruth Dykes Kitchen and Co-Trustee of the Kitchen Childrens' Trust U/W Annie Ruth Dykes Kitchen dated August 17, 1978, and First Codicil thereto dated January 11, 1999

James Remer Kitchen, III, Co-Executor of the Last Will and Testament of Annie Ruth Dykes Kitchen and Co-Trustee of the Kitchen Childrens' Trust U/W Annie Ruth Dykes Kitchen dated August 17, 1978, and First Codicil thereto dated January 11, 1999

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RONALD FORREST KNOX, JR., AND JAMES REMER KITCHEN, III, CO-EXECUTORS OF THE LAST WILL AND TESTAMENT OF ANNIE RUTH DYKES KITCHEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained as Co-Excecutors, but no further or otherwise.

WITNESS my hand and seal, at office, on this 6th day of March, 2012.

My Commission Expires:
12-18-12

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RONALD FORREST KNOX, JR., AND JAMES REMER KITCHEN, III, CO-TRUSTEES OF THE KITCHEN CHILDRENS' TRUST U/W ANNIE RUTH DYKES KITCHEN DATED AUGUST 17, 1978, AND FIRST CODICIL THERETO DATED JANUARY 11, 1999**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained as Co-Trustees, but no further or otherwise.

WITNESS my hand and seal, at office, on this 6th day of March, 2012.

My Commission Expires:
12-18-12

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$539,900.00**.

Affiant

SWORN TO and subscribed before me on this 6th day of March, 2012.

My Commission Expires:
05-06-13

Notary Public

GEORGETTE R. KEENEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY