03

BILL GARRETT, Davidson County
Trans:T20120026043 DEEDWARR
Recvd: 04/10/12 10:56 2 pgs
Fees:13.00 Taxes:555.00
20120410-0030568

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Rachelle Caudill
Affiant

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

Subscribed and sworn to before me, this 4th day of April, 2012.

Diane K. Mann
Notary Public
My commission expires: 02/11/13

03-1203-37586

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark A. Hayes	New Owner	091-15-0-172.00
73 White Bridge Road, Suite 103, #135		
Nashville TN 37205		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary Pitmon Wall, Executrix of the Estate of James Lawrence Allman and Mary Anella Pitmon Wall, Judy Pitmon Thomas, Jackie Pitmon Davis and H. R. Pitmond, Jr., devisees under The Last Will and Testament of James Lawrence Allman, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark A. Hayes and wife, Dawn Hayes, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the northeast corner of Block 11 on the Map of the Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park, of record in Book 421, Page 18, Register's Office for said County.

Said part of said Block fronts 60 feet on the west side of 51st Avenue North, as widened, and runs back between parallel lines, along the south margin of Elkins Avenue, 150 feet to the east margin of an alley.

Being the same property conveyed to J. W. Ezell and wife, Lillie R. Ezell by deed from Robert L. Ezell and wife, Maggie Ezell and Jim Spain dated January 2, 1920, recorded April 7, 1920 in Book 543, Page 181, Register's Office for Davidson County, Tennessee. J.W. Ezell predeceased Lillie R. Ezell. Lillie R. Ezell died testate, and by her Last Will and Testament probated on December 11, 1961, of record in Will Book 75, Page 422, in the Probate Court Clerk's Office for Davidson County, Tennessee, she devised the subject property to her daughter, Mattie Ezell Sadler.

Mattie Ezell Sadler having since died, leaving her son, James Lawrence Allman, as her only heir at law.

James Lawrence Allman died testate on August 26, 2011, and by his Last Will and Testament probated in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), Docket No. 11P1542, he devised his property to Daisy Marie Burnett and Mary Anella Pitman, share and share alike. Mary Anella Pitman is also known as Mary Anella Pitmon and Mary Pitmon Wall.. Daisy Marie Burnett is also known as Daisy Marie Burnett Birdwell. Daisy Marie Burnett predeceased James L. Allman and was survived by four children: Mary Anella Pitmon Wall, Judy Pitmon Thomas, Jackie Pitmon Davis and H. R. Pitmon, Jr.

Mary Anella Pitman, Mary Anella Pitmon, Mary Anella Pimon Wall and Mary Pitmon Wall all being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

HRPJ.
JPD
MPW
JPT by Mary A. Pitmon Wall atty in fact

This property is improved property known as 315 51st Avenue North, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of April, 2012.

Mary Pitmon Wall, Executrix

Mary Anella Pitmon Wall, Devisee

Judy Pitmon Thomas
By: Mary Pitmon Wall, Attorney in Fact
By Mary Pitmon Wall, Atty. in Fact

Jackie Pitmon Davis

H.R. Pitmon, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Pitmon Wall, As Executrix and Mary Anella Pitmon Wall, Jackie Pitman Davis and H. R. Pitmon, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 4th day of April, 2012.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

My Commission expires 02/11/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Mary Pitmon Wall, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Judy Pitmon Thomas and that she is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, TN, this 4th day of April, 2012.

Notary Public

My Commission Expires: 2/11/2013

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013