BILL GARRETT, Davidson County
Trans:T20120075094 DEEDWARR
Recvd: 10/03/12 14:31 3 pgs
Fees:18.00 Taxes:421.80
20121003-0090573

THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Nova June Pursell 109 Hardwick Court Goodlettsville, TN 37072	Same	026-07-0-035

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL DWAYNE DYCUS and wife, BEVERLY GAYLE DYCUS, MYRA KAY BELL, a single person, and LESIA DALE HALE and husband, DAVID ELLIS HALE**, have this day bargained and sold, and do hereby transfer and convey unto the said **NOVA JUNE PURSELL, a one-half undivided interest, BEVERLY GAYLE DYCUS, a one-fourth undivided interest, and GLENDA JOY CLARK, a one-fourth undivided interest**, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 141, as shown on the map entitled Windsor Green, Phase I, Section II, of record as Plat Book 6250, page 45, Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RUTH D. DYCUS, by deed from RANDALL PHILLIPS BUILDERS, INC., of record as Book 6748, page 165, dated December 23, 1985, said Register's Office. The said Ruth D. Dycus having died testate on March 11, 2012, whose estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 12P666, devising subject property to MICHAEL DWAYNE DYCUS, MYRA KAY BELL and LESIA DALE HALE, as evidenced by Affidavit of Heirship being recorded simultaneously herewith as Instrument No. 20121003-0090572, said Register's Office. Beverly Gayle Dycus, wife of Michael Dwayne Dycus, and David Ellis Hale, husband of Lesia Dale Hale, join in this conveyance to convey any marital interest they may have.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $114,000.00.
Subscribed and sworn to before me, _____ Affiant
this 21 of September, 2012.
My Commission Expires: 02/26/2013
_____ Notary Public

RUSSELL FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This is improved property located at 109 Hardwick Court, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 21 day of September, 2012.

BEVERLY GAYLE DYCUS

MICHAEL DWAYNE DYCUS

MYRA KAY BELL

DAVID ELLIS HALE

LESIA DALE HALE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E Freeman, a Notary Public in and for said County and State, **MICHAEL DWAYNE DYCUS, BEVERLY GAYLE DYCUS, MYRA KAY BELL, LESIA DALE HALE and DAVID ELLIS HALE,** the within named bargainors, 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.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 21 day of September, 2012.

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/26/2013