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

BILL GARRETT, Davidson County
Trans:T20130036756 DEEDWARR
Recvd: 05/02/13 15:14 2 pgs
Fees:13.00 Taxes:136.90
20130502-0044571

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
VICKI MISTRY 313 South Main Street Apartment A Goodlettsville, TN 37072	Same	25 40 1

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, **JONATHAN E. RICHARDSON, Court Appointed Administrator of the Estate of Versie Ferguson,** has this day bargained and sold, and does hereby transfer and convey unto the said **VICKI MISTRY**, her successors, heirs and assigns, certain real estate in Sumner County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Tim Tinnon Lots, Moncrief & West Cedar, of record in Instrument No. 20020103-0001161, and amended in Instrument No. 200205310066135, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to William E. Ferguson and wife, Vercie Ethel Ferguson, by deed from Ramon E. Womack, Trustee, of record in Book 5008, Page 882, Register's Office for Davidson County, Tennessee. The said William E. Ferguson predeceased Vercie Ethel Ferguson, and the said Vercie Ethel Ferguson has since died. Pursuant to an Order for Sale of Real Property at 300 Moncrief Drive entered on September 30, 2011, and March 2, 2012, under Docket No. 05P-1507, Seventh Circuit Court for Davidson County, Tennessee, the Administrator is authorized to convey the subject property. (The said Versie Ferguson and Vercie Ferguson are one and the same person.)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $37,000.00.

Subscribed and sworn to before me, this 19th of April, 2013.

My Commission Expires: 3/8/16

Affiant

Notary Public

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is improved property located at 300 Moncrief Drive, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever I covenant that I am 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 Grantee, her (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 my hand this 17th day of April, 2013.

JONATHAN E. RICHARDSON
Court Appointed Administrator of the Estate of Versie Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, **JONATHAN E. RICHARDSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Court Appointed Administrator of the Estate of Versie Ferguson and as such Court Appointed Administrator is authorized to execute the within instrument.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 17th day of April, 2013.

JUDY CALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3/8/16