BILL GARRETT, Davidson County
Trans:T20130098958 DEEDWARRSP
Recvd: 11/21/13 11:18 3 pgs
Fees:18.00 Taxes:192.40
20131121-0120066

This Instrument Prepared By:
**TITLE ESCROW OF BRENTWOOD, INC.**
**5111 Maryland Way, Ste. 205**
**Brentwood, TN 37027**
**(615)221-0032**

***ADDRESS NEW OWNER:***
Bobby J. Halliburton
901 Villa Place
Nashville, TN 37212

***SEND TAX BILL:***
Bobby J. Halliburton
901 Villa Place
Nashville, TN 37212

***MAP AND PARCEL:***
08112015500

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 52,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of November, 2013.

NOTARY PUBLIC

My Commission Expires: 10/5/15

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Wesley Jane Bell, Executrix of the Estate of Betty Jo Bell,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 13P-1511, has this day bargained and sold, and do hereby transfer and convey unto **Bobby J. Halliburton**, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN
This is improved property known as 1632-1634 10th Avenue N., Nashville, TN 37212.

And now **Wesley Jane Bell, Executrix of the Estate of Betty Jo Bell,,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Bobby J. Halliburton**, his heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 21st day of November, 2013.

**Estate of Betty Jo Bell**

By: Wesley Jane Bell (Exc)
Wesley Jane Bell, Executrix

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Wesley Jane Bell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Executrix of the Estate of Betty Jo Bell,,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 13P-1511. the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 21st day of November, 2013.

NOTARY PUBLIC

My Commission Expires: 10/5/15

# EXHIBIT A

**TRACT NO. 1:**

Being Lot No. 219 on the plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Betty Jo Bell by deed from A. R. Sam Bell of record in Book 4134, page 306, Register's Office for Davidson County, Tennessee. A. R. Sam Bell having reserved a Life Estate. A. R. Sam Bell having died on September 21st, 1969, releasing said Life Estate.

**TRACT NO. 2:** W.B.

Being Lot No. 220 on the plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

INCLUDED in the above described property by EXCLUDED herefrom is the following property conveyed to the State of Tennessee for Highway purposes described as follows:

Beginning at the apparent common corner of Lots 219 and 220 on the plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, said common corner being located by survey S 47 deg. 30' 29" E 50 feet along the westerly margin of an alley from its intersection with the southerly margin of Jane Street; thence long the apparent common line between said lots Nos. 219 and 220, being the northerly property line of the Grantor and the southerly line of the tract of land conveyed by deed of record in Book 2927, page 16, RODC, TN, S 42 deg. 33' 42" W 65.38 feet to a point; thence S 11 deg.57' 51" W 98.24 feet to a point on the easterly margin of 10th Avenue, said point being the apparent common corner of said Lots Nos. 220 and 221 on the aforesaid subdivision; thence along the apparent common line between said Lots 220 and 221, being the south line of the property of the Grantor and north line of that tract of land conveyed by deed of record in Book 695,page 142, RODC, TN, N 42 deg. 33' 42" E 150 feet to a point on the westerly margin of an alley; thence along the westerly margin of said alley and the easterly boundary of said Lot 220, N 47 deg. 30' 29" W 50 feet to the point of beginning.

Being the same property conveyed to Betty Bell by deed from Metropolitan Government of Nashville and Davidson County of record in Book 5366, page 350, Register's Office for Davidson County, Tennessee.

Betty Jo Bell died on August 26, 2013, testate, and her Last Will and Testament having been probated in the Seventh Circuit Court for Davidson County Tennessee, Probate Division, Docket No. 13P-1511. Said Will directed that her real property be sold by Wesley Jane Bell, as Executrix for the Estate of Betty Jo Bell..

# EXHIBIT "B"

This conveyance is subject to 2013 taxes, paid, prorated and assumed by the Grantees: to all matters as set out on the plan of record in Book 21, page 23, said Register's Office Subject to the rights and claims of parties in possession.

This property is being sold as is.