THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 9816J

MAP/GROUP/PARCEL: 060-16-0-102.00

NEW OWNER'S NAME AND ADDRESS:
ROSEMARY J. BROWN, a single woman
1140 CHERBON DRIVE
NASHVILLE, TENNESSEE 37207
SEND TAX BILLS TO:
NEW OWNER

Instr:20000817008141 6 Page: 1 OF 3
REC'D FOR REC 08/17/2000 9:34:31AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $159.10

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, MORRIS W. ESTES and THE ESTATE OF HORACE D. ESTES, hereinafter called Grantors, do hereby transfer and convey unto ROSEMARY J. BROWN, a single woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 284 on the Final Plan of Joywood Heights, Section 2, as of record in Book 1130, Pages 92 and 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

The subject property is improved property commonly known as 155 Dellway Drive, Nashville, Tennessee 37207

BEING the same property conveyed to Horace D. Estes and wife, Annie W. Estes herein by deed of record in Book 1788, Page 609, Register's Office for DAVIDSON County, Tennessee. The same being further transferred to Horace D. Estes and Morris W. Estes by Will of record in Will Book 184, Page 46, Davidson County Probate Court.

Marilyn Estes, wife of Morris W. Estes, joins in this conveyance for the purpose of conveying any marital interest she may have in said property.

Michelle Holleman joins in this conveyance as Sole Heir and Adminstratrix for the Estate of Horace D. Estes as empowered to her by Order for Intestate Administration filed in The Seventh Circle Court for Davidson County, Tennessee noted as Docket No. 00P-649. Melissa Estes joins in this conveyance as Sole Heir of Horace D. Estes as empowered to her by Order for Intestate Administration filed in the Seventh Circuit Court for Davidson County, Tennessee noted as Docket No. 00P-649.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Morris W. Estes

Morris W. Estes

Marilyn Estes

Marilyn Estes

Michelle Holleman

Michelle Holleman as Sole Heir and
Administratrix for the Estate of Horace D. Estes

Melissa Estes

Melissa Estes, as Sole Heir of Horace D. Estes

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, MORRIS W. ESTES AND WIFE, MARILYN ESTES with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 15th day of August, 2000.

NOTARY PUBLIC

My Commission Expires:
2/13/02

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Michelle Holleman as Sole Heir and Adminstratrix for the Estate of Horace D. Estes, with whom I am personally acquainted, and made oath that she as such Heir and Adminstratrix with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 15th day of August, 2000.

NOTARY PUBLIC

My Commission Expires:
2/13/02

STATE OF TENNESSEE
COUNTY OF SUMNER

MELISSA ESTES

PERSONALLY appeared before me, the undersigned authority, Sole Heir for the Estate of Horace D. Estes, with whom I am personally acquainted, and made oath that she as such Heir with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 15th day of August, 2000.

NOTARY PUBLIC

My Commission Expires:
2/13/02

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater of this transfer is $43,000.00.

Rosemary G Brown
AFFIANT

Sworn to and subscribed before me, this 15th day of August, 2000.

NOTARY PUBLIC

My Commission Expires:

2/3/02

