RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39649

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/01 14:54 2pgs
Fees:11.00 Taxes:566.10

20010424-0040682

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th day of February, 2001

Notary Public

MY COMMISSION EXPIRES 2/28/2001

SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

My Commission Expires SEPT. 28, 2002

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly A. Whittenburg	~~XXXXXXXXXX~~ S A M E	105-10
831 Acklen Avenue		135
Nashville, TN, 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARY E. FORTUNE, GERALDINE BROWN, FANNIE B. MILLER, JANETTE WHITFIELD, WILLIAM PAUL BROWN, JR., ALBERT BROWN and WINZELL BROWN, being all of the Heirs at Law of MATTIE SUE BROWN**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KIMBERLY A. WHITTENBURG

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the westerly 50 feet front of Lot No. 109 on the Waverly Land Company's Plan of Lots, as of record in Book 57, Page 95, said Register's Office.

SAID part of Lot No. 109 fronts 50 feet on the southerly side of Acklen, formerly Kirkman Avenue, and runs back 250 feet to an alley measuring 38.5 feet thereon.

Being the same property conveyed to William Paul Brown and wife, Mattie Sue Brown, by deed from Albert Brown and wife, Lorraine Brown, of record in Book 7469, Page 255, and by deed from Mary M. McAdoo of record in Book 3177, Page 369, Register's Office for Davidson County, Tennessee.

William Paul Brown has died first, and Mattie Sue Brown has now died leaving as the sole heirs-at-law her seven children, namely Mary E. Fortune, Geraldine Brown, Fannie B. Miller, Janette Whitfield (four daughters) and William Paul Brown, Jr., Albert Brown, and Winzell Brown (three sons), all as shown on the Affidavit of Heirship being recorded herewith.

Unimproved ( )
This is improved (X) property known as 831 Acklen Avenue, Nashville, TN 37203

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 and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 28th day of February, 2001

Heirs of Mattie Sue Brown

BY: Mary E. Fortune
MARY E. FORTUNE

BY: Geraldine Brown
GERALDINE BROWN

BY: Fannie B. Miller by Geraldine Brown, Atty. in fact
FANNIE B. MILLER

BY: Janette Whitfield
JANETTE WHITFIELD

BY: William Paul Brown Jr.
WILLIAM PAUL BROWN, JR.

BY: Albert Brown
ALBERT BROWN

BY: Winzell Brown
WINZELL BROWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARY E. FORTUNE, GERALDINE BROWN, JANETTE WHITFIELD, WILLIAM PAUL BROWN, JR., ALBERT BROWN and WINZELL BROWN, the 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 Nashville, Tennessee, this the 28th day of February, 2001.

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires SEPT. 28, 2002

On this the 28th day of February, 2001, before me personally appeared GERALDINE BROWN to me known to be the person who executed the foregoing instrument in behalf of FANNIE B. MILLER, as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said FANNIE B. MILLER, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of February, 2001.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.