31

Realty 42A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

ELIZABETH J. SMITH ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Robert H. Braswell
Affiant

Subscribed and sworn to before me, this 11 day of May, 2001.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert H. Braswell 168 Charleston Park Nashville, TN 37205	new owner	103-4 128

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jim Thomas Hight, Goodman Seavy Craig, Rachel Craig Thrasher, David M. (Jack) Craig, Carolyn Craig Hight, Marie Craig Huey, Dorothy Craig Goldman, M. Thomas Craig, Edward Rice, Jr., James D. Rice, Earl Rice, Jr., William H. Rice (one and the same person as Billy H. Rice), Mary Lou Frazer, Gordon Rice, Thomas Rice, Dixie Tanksley, Vivion H. Rice, Earline (Earlene) Hinkle, Margaret Owen Heard, Robert K. Estes, Margaret Estes Mack, Dorothy Estes Buttrey, Morris Reid Estes, John William Estes IV, and James Wesley Estes II, the heirs of Virginia Rice Partain, deceased, and William H. Rice and Carolyn Hight, as Co-Administrators of the estate of Virginia Rice Partain, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert H. Braswell, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, TN, being Lot No. 5 and part of Lot No. 6 in Block 1, on the map of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County.

Said Lot No. 5 and part of Lot No. 6 fronts 60 feet on the southerly side of Wyoming Avenue, formerly 6th Avenue, and extends back between lines 160 feet on the west line and 162 feet, more or less, on the east line, to an alley, and measures 60 feet, more or less, on said alley.

Being the same property conveyed to Martha Clare Rice and Virginia Rice Partain by deed from Jimmy A. Duncan, Trustee, of record in Book 10661, page 403, Register's Office for Davidson County, TN. Martha Clare Rice predeceased Virginia Rice Partain, who died on September 13, 2000. Virginia Rice Partian was Martha Clare Rice's sister and sole heir. Virginia Rice Partain died intestate, leaving twenty-five cousins as her heirs: Jim Thomas Hight, Goodman Seavy Craig, Rachel Craig Thrasher, David M. (Jack) Craig, Carolyn Craig Hight, Marie Craig Huey, Dorothy Craig Goldman, M. Thomas Craig, Edward Rice, Jr., James D. Rice, Earl Rice, Jr., Billy H. Rice, Mary Lou Frazer, Gordon Rice, Thomas Rice, Dixie Tanksley, Vivion H. Rice, Earline (Earlene) Hinkle, Margaret Owen Heard, Robert K. Estes, Margaret Estes Mack, Dorothy Estes Buttrey, Morris Reid Estes, John William Estes IV, and James Wesley Estes II. The estate of Virginia Rice Partain is being administered in Maury County Chancery Court, Docket No. P-214-00.

Davidson County DEEDWARR
Recvd: 05/16/01 10:49 4pgs
Fees:19.00 Taxes:481.00
20010516-0050640

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4303 Wyoming Avenue, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11 day of May, 2001.

Jim Thomas Hight
By William H. Rice

Goodman Seavy Craig
By William H. Rice

Rachel Craig Thrasher
By William H. Rice

David M. (Jack) Craig
By William H. Rice

Carolyn Craig Hight

Marie Craig Huey
By William H. Rice

Dorothy Craig Goldman
By William H. Rice

M. Thomas Craig
By William H. Rice

Edward Rice, Jr.
By William H. Rice

James D. Rice
By William H. Rice

Earl Rice, Jr.
By William H. Rice

William H. Rice (one and the same person as Billy H. Rice)

Mary Lou Frazer
By William H. Rice

Gordon Rice
By William H. Rice

Thomas Rice
By William H. Rice

Dixie Tanksley
By William H. Rice

Vivion H. Rice
By William H. Rice

Earline (Earlene) Hinkle
By William H. Rice

Margaret Owen Heard
By William H. Rice

Robert K. Estes
By William H. Rice

Margaret Estes Mack
By William H. Rice

Dorothy Estes Buttrey
By William H. Rice

Morris Reid Estes
By William H. Rice

John William Estes IV
By William H. Rice

James Wesley Estes II
By William H. Rice

William H. Rice, Co-Administrator

Carolyn Hight, Co-Administrator

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William H. Rice (one and the same person as Billy H. Rice), individually and as Co-Administrator of the estate of Virginia Rice Partain, deceased, with whom I am personally acquainted, and who acknowledged he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 11th day of May, 2001.

Notary Public

ELIZABETH J. SMITH ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carolyn Craig Hight, individually and as Co-Administrator of the estate of Virginia Rice Partain, deceased, with whom I am personally acquainted, and who acknowledged she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 11th day of May, 2001.

Notary Public

ELIZABETH J. SMITH ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

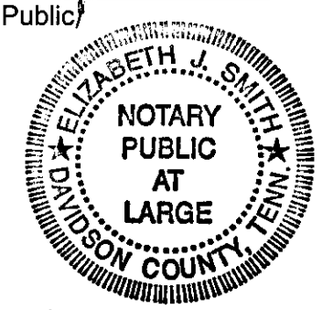
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William H. Rice, with whom I am personally acquainted, and who acknowledge that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Jim Thomas Hight, Goodman Seavy Craig, Rachel Craig Thrasher, David M. (Jack) Craig, Marie Craig Huey, Dorothy Craig Goldman, M. Thomas Craig, Edward Rice, Jr., James D. Rice, Earl Rice, Jr., Mary Lou Frazer, Gordon Rice, Thomas Rice, Dixie Tanksley, Vivion H. Rice, Earline (Earlene) Hinkle, Margaret Owen Heard, Robert K. Estes, Margaret Estes Mack, Dorothy Estes Buttrey, Morris Reid Estes, John William Estes IV, and James Wesley Estes II, and that he is authorized by each of them to execute this instrument on their behalf.

Witness my hand in Mt. Juliet, TN, this 11th day of May, 2001.

Notary Public

My Commission expires



My Commission Expires
November 29, 2003