PICK-UP

Davidson County DEEDWARR
Recvd: 01/02/02 12:17 4pgs
Fees:23.00 Taxes:399.60
20020102-0000313

WARRANTY DEED

Address New Owner as Follows:
LaDonna Meuchel
2316 Selma Avenue
Nashville, TN 37214

SEND TAX BILLS TO:
LaDonna Meuchel
2204 Lebanon Road
Nashville, TN. 37214

THIS INSTRUMENT PREPARED BY:
American Escrow Service, Inc.
P. O. Box 148148
Nashville, Tennessee 37214
(615) 391-0655
FAX (615)872-9982

MAP AND PARCEL
Map 084-11-0
Parcel 234.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is:

$108,000.00

Helen J. McLaughlin

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2001.

Donald R. O'Guin

Donald R. O'Guin, Sr., Notary Public

My Commission Expires:
JULY 30, 2005

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid by **LaDonna Meuchel**, (the "Grantee" herein) the receipt whereof is hereby acknowledged, the undersigned Grantors, **Helen McLaughlin and Michael P. Flynn** (the "Grantors" herein), have this day bargained and sold, and by these presents does hereby transfer and convey unto the said **LaDonna Meuchel,** her successors, heirs and assigns, a certain interest in real estate in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 90 on the Plan of Castlewood Estates, Section 2, as of record in Book 2331, Page 91, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Elmer D. Jones and wife, Nancy M. Jones from C. J. Sain and wife Celestine F. Sain, of record in Book 2695, Page 351, Register's Office for Davidson County, Tennessee.

SAID Elmer D. Jones and Nancy M. Jones are both deceased. Elmer D. Jones died on February 12, 1997, and Nancy M. Jones died testate on July 8, 2000, leaving a niece, Helen McLaughlin and a

nephew, Michael P. Flynn, as the sole equal owners of the above described real estate.

WITNESSETH, that Helen McLaughlin and Michael P. Flynn by virtue of the power and authority given in the LAST WILL AND TESTAMENT OF NANCY M. JONES, dated June 10, 1988, and in consideration of One hundred-eight Thousand Dollars ($108,000.00), lawful money of the United States, paid by LaDonna Meuchel, does hereby grant and release unto LaDonna Meuchel, her heirs or successors and assigns forever. All that certain, plot, piece or parcel of land, with the buildings and improvements thereon erected herein described.

Exhibits

SAID heirs of Nancy M. Jones have executed Affidavits of Heirship which are ~~being~~ filed ~~simultaneously~~ herewith.

TO HAVE AND TO HOLD said interest in real estate, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors, heirs and assigns forever. We the GRANTORS covenant with the said GRANTEE, that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as herein set forth. We, the GRANTORS, do further covenant and bind ourselves, our successors, heirs, assigns, and representatives, to warrant and forever defend the title to the said real estate to the said GRANTEE, her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as are of record.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of December, 2001.

Helen McLaughlin

Michael P. Flynn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONAL ACKNOWLEDGEMENT

Personally appeared before me, Donald R. O'Guin, Sr., a Notary Public in and for said County and State, the within named, Helen McLaughlin and Michael P. Flynn, 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December , 2001.

Donald R. O'Guin, Sr., Notary Public

My commission expires July 30, 2005.

Exhibit

AFFIDAVIT OF HEIRSHIP

Helen McLaughlin, after first being duly sworn according to law, and makes oath and says:

1) That I am the niece of Nancy McCord Jones, deceased, who died on July 8, 2000 at Nashville, Tennessee.

2) That I reside at 5515 Wakefield Drive, Davidson County, Tennessee ~~37211~~ 37027

3) That the Last Will & Testament of the deceased, Nancy McCord Jones, executed on the 10th day of June 1988 left her estate to her niece Helen McLaughlin and her nephew Michael P. Flynn.

4) That the real property located at 2316 Selma Avenue, Davidson County, Nashville, Tennessee is a part of the estate of the deceased, Nancy McCord Jones.

5) That all debts of the estate of the deceased, Nancy McCord Jones, have been paid and no other individual or corporation have a claim against the property located at 2316 Selma Avenue, Davidson County, Nashville, Tennessee.

6) That the heirs of Nancy McCord Jones have a legal right to convey the real property located at 2316 Selma Avenue, Davidson County, Nashville, Tennessee; and, if for any reason another individual or corporation claims an interest in the aforementioned property, then I, as an heir, will contest such claim and pay the cost necessary to settle such claim.

AFFIANT further saith not.

Helen F. McLaughlin

HELEN McLAUGHLIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally came and appeared Helen McLaughlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person that executed the foregoing instrument for the purpose therein contained.

Sworn to and subscribed before me this 31st day of December, 2001

Donald A. Krumpf

NOTARY PUBLIC

My commission expires July 30th, 2005

Exhibit

AFFIDAVIT OF HEIRSHIP

Michael P. Flynn, after first being duly sworn according to law, and makes oath and says:

1) That I am the nephew of Nancy McCord Jones, deceased, who died on July 8, 2000 at Nashville, Tennessee.

2) That I reside at 100 Christopher, Davidson County, Tennessee 37205

3) That the Last Will & Testament of the deceased, Nancy McCord Jones, executed on the 10th day of June 1988 left her estate to her niece Helen McLaughlin and her nephew Michael P. Flynn.

4) That the real property located at 2316 Selma Avenue, Davidson County, Nashville, Tennessee is a part of the estate of the deceased, Nancy McCord Jones.

5) That all debts of the estate of the deceased, Nancy McCord Jones, have been paid and no other individual or corporation have a claim against the property located at 2316 Selma Avenue, Davidson County, Nashville, Tennessee.

6) That the heirs of Nancy McCord Jones have a legal right to convey the real property located at 2316 Selma Avenue, Davidson County, Nashville, Tennessee; and, if for any reason another individual or corporation claims an interest in the aforementioned property, then I, as an heir, will contest such claim and pay the cost necessary to settle such claim.

AFFIANT further saith not.

Michael P. Flynn

MICHAEL P. FLYNN

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally came and appeared Michael P. Flynn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person that executed the foregoing instrument for the purpose therein contained.

Sworn to and subscribed before me this 31st day of December, 2001

Donald O. Bruns

NOTARY PUBLIC

My commission expires July 30th, 2005