Box 44

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $210,000.00. **Affiant** Subscribed and sworn to before me, this 18th day of March, 2002. Notary Public My Commission Expires:

Address New Owner As Follows:
David P. Brandon, Sr. and
Carolyn W. Brandon
6016 Foxland Drive
Brentwood, TN 37027

Send Tax Bills To:
Same as New Owner

Map-Parcel Number:
104-5-196

Davidson County DEEDWARR
Recvd: 03/19/02 11:00 2pgs
Fees:13.00 Taxes:777.00
20020319-0033960

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FLORENCE PAULA MAXWELL LANKFORD, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY FRANCES HUGHES MAXWELL**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DAVID P. BRANDON, SR. AND WIFE, CAROLYN W. BRANDON**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 431 on the Map of Richland Realty Company's Subdivision "C", as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 431 fronts 50 feet on the southwesterly side of Meadowbrook Avenue and runs back 230 feet on the northwesterly line and 235 feet on the southeasterly line to an alley and shows 60 feet on said alley.

Being the same property conveyed to Paul Maxwell and wife, Mary Frances Maxwell by deeds of record in Book 1853, page 601; Book 2018, page 425; and in Book 2644, page 113, Register's Office for Davidson County, Tennessee, the said Paul Maxwell having since died leaving the subject property to Mary Frances Maxwell, surviving tenant by the entirety, the said Mary Frances Maxwell having since died and her will was admitted to probate of record

as Image No. 1950-357862, Probate Court Clerk's Office for Davidson County, Tennessee, and by Order Admitting Holographic Last Will and Testament and Codicil to Probate and Granting of Letters Testamentary, of record as Image No. 1950-357856, Probate Court Clerk's Office for Davidson County, Tennessee, Florence Paula Maxwell Lankford, as Personal Representative of the Estate of Mary Frances Hughes Maxwell was authorized to sell the subject property.

The description used is the same as the previous deed of record.

This conveyance is made subject to the following:

1. 2002 Metro taxes, liens therefor but not yet due and payable, which have been prorated and shall be paid by Grantees. Grantees agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is improved property known as 3721 Meadowbrook Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and I covenant with said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and I further covenant and bind myself, my heirs 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.

WITNESS my hand this 18th day of March, 2002.

Florence Paula Maxwell Lankford, Personal Representative

Florence Paula Maxwell Lankford,
personal representative of the estate
of Mary Frances Hughes Maxwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FLORENCE PAULA MAXWELL LANKFORD, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY FRANCES HUGHES MAXWELL,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of March, 2002.

Notary Public

My Commission Expires: 3/29/03