72-1-352

E.LO

Davidson County DEEDWARR
Recvd: 06/03/02 13:24 2pgs
Fees:13.00 Taxes:331.15

20020603-0066730

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **May, 2002** by and between **Donna Long Temple and Cynthia Long Carney, Heirs of Eugene R. Long and wife, Ila Mae Curtis Long** , herein after referred to as GRANTOR, and **Robert F. Brown and wife, Jewell H. Brown** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, being Lot No. 120 on the Plan of Richland Meadows, Section 2, as of record in Book 2083, Page 72, Register's Office for said county.

Said Lot No. 120 fronts 60 feet on the westerly side of Meadow Creek Road and extends back 149.10 feet on the northerly line and 149.24 feet on the southerly line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Eugene R. Long and wife, Ila Mae Curtis Long by Warranty Deed from Richland Development Company, of record in Book 2304, Page 415, Register's Office for Davidson County, Tennessee. Eugene R. Long and Ila Mae Curtis Long are deceased, leaving Donna Long Temple and Cynthia Long Carney as their heirs.
This is improved/unimproved property known as: 5615 Meadowcrest Lane, Nashville, Tennessee 37209

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Donna Long Temple
Donna Long Temple
Signature of Seller

Cynthia Long Carney
Cynthia Long Carney
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Donna Long Temple and Cynthia Long Carney, Heirs of Eugene R. Long and wife, Ila Mae Curtis Long** , the within named 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, at office, this **28th** day of **May, 2002.**

Notary Public

My Commission Expires: 9/24/05

Name and Address of Property Owner:
Robert F. Brown and Jewell H. Brown
5615 Meadowcrest Land, Nashville, Tennessee 37209

Send Tax Statements to:
Franklin American Mortgage
501 Corp Centre Dr. Suite 400, Franklin, TN 37067

Map & Parcel 103-020-191.00

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$89,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **May, 2002.**

Notary Public

My Commission Expires: 9/24/05

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
22-1-352