7683

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, Attorney-at-Law
200 MADISON STREET
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 10/14/02 13:33 3pgs
Fees:18.00 Taxes:59.02
20021014-0125870

Name and Address New Owner:
Ann Allen
2111 Owen St.
Nashville, TN. 37208

Send Tax Bills to:
Same as New Owner

Tax Map and Parcel Nos.
MAP NO. 81-3
Parcel 269

WARRANTY DEED

FOR AND IN CONSIDERATION of hereinafter stated consideration, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, HUBERT L. BROWN,** the Grantor, have bargained and sold and by these presents do hereby transfer and convey unto **ANN ALLEN,** hereinafter called the Grantee, her successors and assigns, that certain land located in **DAVIDSON** County, Tennessee and being more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, hereditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantee, her successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for property taxes for the year 2002, which are a lien, but not yet due and payable and further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Noel's Subdivision of Lot No. 23 in Owen's Buena Vista Plan of record in Book 57, Page 69, Register's Office for Davidson County, Tennessee.

GRANTOR does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 the 3rd day of October, 2002, 2002.

Hubert L. Brown
Hubert L. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HUBERT L. BROWN,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 3rd day of October, 2002.

My Commission expires:
10-30-03

Nancy Hendrix
Notary Public

NANCY HENDRIX NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $15,950.00
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Ann Allen
Affiant (Purchaser)

Sworn to and subscribed before me
this the 1st day of October, 2002.

Nancy Hendrix
Notary Public
My Commission expires: 10-30-03

NANCY HENDRIX NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

EXHIBIT "A"

LAND in DAVIDSON COUNTY, TENNESSEE, being Lot No. 39 in Noel's Subdivision of Lot No. 23 in Owen's Buena Vista Plan of record in Book 57, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 50 feet on the westerly side of Owen Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Hubert L. Brown by Warranty Deed from Jessie P. Bass, unmarried, dated January 17, 1997 and recorded in Book 10332, Page 844, Register's Office for Davidson County, Tennessee and further by Quitclaim Deed from Don Harris which deed was recorded January 3, 2001 as Instrument No. 20010103-0000862, Register's Office for Davidson County, Tennessee.