Davidson County DEEDWARR
Recvd: 10/28/02 11:47 3pgs
Fees:18.00 Taxes:55.50
20021028-0131555

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel:
MARGARET L. BROWN 221 DuPont Avenue Madison TN 37115	Margaret L. Brown 221 DuPont Avenue Madison TN 37115	43-9-176 11D 57230

FOR AND IN CONSIDERATION of the sum of *Ten Dollars ($10.00),* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the **HEIRS OF DOROTHY C. BROADRICK, being LARRY W. BROADRICK, JAMES C. BROADRICK and KATRINA E. BROADRICK UPTON**, hereinafter referred to as "*Grantors*", have this day bargained and sold, and does hereby transfer and convey unto the said **MARGARET L. BROWN**, hereinafter referred to as "*Grantee*", her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 21 of Block "C" on the Map of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for said county.

Said Lot No. 21 fronts 50 feet on the northerly side of DuPont Avenue and runs back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to Dorothy C. Broadrick by deed from Hazel Sullivan of record in Deed Book 6436, Page 226, Register's Office for Davidson County, Tennessee. Dorothy C. Broadrick is now deceased and her Will was filed for probate in the Probate Court for Davidson County, Tennessee, in Case No. 98748. The Will left her property to her three children, Larry W. Broadrick, James C. Broadrick and Katrina E. Broadrick Upton, equally.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 221 DuPont Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said MARGARET L. BROWN, her successors, heirs and assigns forever. We covenant 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 of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to the said MARGARET L. BROWN, her successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 21 day of October, 2002.

LARRY W. BROADRICK

JAMES C. BROADRICK

KATRINA E. BROADRICK UPTON

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $15,000.00

Sworn to and subscribed before me on this the 21 day of October, 2002.

NOTARY PUBLIC

My Comm. Expires: 7-21-04

STATE OF TENNESSEE
COUNTY OF Tennessee

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, LARRY W. BROADRICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Nashville, Tennessee, on this the 4th day of October, 2002.

NOTARY PUBLIC

My Comm. Expires: 11/29/03

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, JAMES C. BROADRICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Nashville, Tennessee, on this the 4th day of October, 2002.

Rebecca West
NOTARY PUBLIC

My Comm. Expires: 11/29/03

STATE OF MS.
COUNTY OF Rankin

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, KATRINA E. BROADRICK UPTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in _____, ~~Tennessee,~~ on this the 14th day of OCTOBER, 2002.

Gloria T Craig
NOTARY PUBLIC

My Comm. Expires: GLORIA T. CRAIG NOTARY PUBLIC EXPIRES MISSISSIPPI JUNE 22, 2006 RANKIN COUNTY, MS

Realprop\broadrick.brown.deed