WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/12/02 10:58 2pgs
Fees:13.00 Taxes:506.90

20021112-0139704

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Karen M. Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November, 2002

Mary Brooks
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen M. Moore (NAME)	Columbia National Incorporated (NAME)	MAP 061-15
1300 Norvel Avenue (ADDRESS)	P. O. Box 3050 (ADDRESS)	PARCEL 249 & 250
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Columbia, MD (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Billy F. Brown, Sr. and wife, Mary Frances Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen M. Moore, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 63 and 64 in M. N. Young's Inglewood Annex, a resubdivision of Lots 1, 2, 3 and 4 of Williams 31 acre tract, of record in Book 547, page 197, Register's Office for Davidson County, Tennessee.

Said Lot No. 63 fronts 50 feet 2 inches on the southerly side of Norvel Avenue and runs back 133 feet 10 inches on its easterly line and 135 feet 11 inches on its westerly line, to a dead line on which it measures 50 feet 1 inch. **

BEING the same property conveyed to Billy F. Brown, Sr. and wife, Mary Frances Brown by Warranty Deed from Peggy Lynn Snell Weitemeyer and Andrea Rosemary Snell Paris of record in Book 5955, page 218, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

**Said Lot No. 64 fronts 50 feet 2 inches on the southerly side of Norvel Avenue and runs back 138 feet on its westerly line being the easterly margin of "b" Street; and 135 feet 11 inches on its easterly line, to a dead line on which it measures 50 feet 1 inch.

Legal description same as in previous deed.

unimproved ( )
This is improved (X) property, known as 1300 Norvel Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hand s this 8th day of November, 2002

Billy F. Brown, Sr.

Mary Frances Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy F. Brown, Sr. and wife, Mary Frances Brown

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 8th day of November, 2002.

Commission expires AT 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public