Davidson County DEEDWARR
Recvd: 12/10/02 11:33 2pgs
Fees:13.00 Taxes:832.50

20021210-0152144

WARRANTY DEED

R-UP-02-4201

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF December, 2002.

Notary Public

MY COMMISSION EXPIRES: 1/31/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa A. Maki	Union Planters Bank,NA	
4201 Overton Street (ADDRESS)	(NAME) 1900 Charles Bryan Road	132-7-14
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	(ADDRESS) Cordova, TN 38016 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KAREN LINETTE BROWN, AND LISA GAY BROWN, AND TRACEY LEIGH BROWN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LISA A. MAKI AN UNMARRIED PERSON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Reused Plan of Overton Heights of record in Book 2663, Page 119, and Register's Office for said County. Said Lot No. 3 fronts 232.64 feet on the southerly side of Overton Street and runs back between parallel lines 280.87 feet to a dead line.

Being the same property conveyed to Joann H. Brown as Trustee for Karen Linette Brown, Lisa Gay Brown and Tracy Leigh Brown by Quitclaim Deed dated 3-24-92 and filed for record on 4-10-92 in Book 8598, Page 496, and Register's Office for Davidson County, Tennessee. Karen Linette Brown is now known as Karen Aamottsbakken.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4201 Overton Street, Nashville, Tennessee 37204
(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 my/our hand(s) this 4th day of December, 2002.

Karen Linette Brown by Marvi Douglas Brown, Attorney-in-fact
Karen Linette Brown,

Lisa Gay Brown
Lisa Gay Brown

Tracy L Brown
Tracey Leigh Brown

STATE OF Tennessee

COUNTY OF Davidson

I, , a Notary Public of the County and State first above written, do hereby certify that Lisa Gay Brown, and Tracey Leigh Brown personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4th day of December, 2002.

Notary Public

My Commission Expires: 1/31/04

(SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 4 day of December, 2002, before me personally appeared Marvin Dewayne Brown to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Karen Linette Brown and who acknowledged that he/she executed the same as the free act and deed of the said Karen Linette Brown by virtue of that Power of Attorney, duly executed by the said Karen Linette Brown on December 4, 2002 and recorded concurrently herewith in Instrument No. 20021210015214 3 or Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 4th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 1/31/04

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903