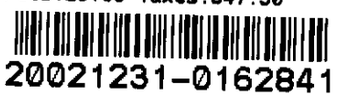
Davidson County DEEDWARR
Recvd: 12/31/02 15:05 4pgs
Fees:23.00 Taxes:647.50



20021231-0162841

This Instrument Prepared By:

Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1620

Address New Owner	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Lytle Brown III **1601 Aberdeen Avenue** **Nashville, Tennessee 37215**	**SAME**	**Map and Parcel No.** **093-02-3 055.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Douglas Hogg, Mary Clair Koops, Frances Evelyn Hoare, James Hogg and Katharine Amelia Collins (nee Hogg)** (herein referred to as "Grantors") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **LYTLE BROWN III** (herein referred to as "Grantee"), his heirs and assigns, forever, all of their undivided one-third (1/3) interest in the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

MCK

See Attached Exhibit "A" Hereby Incorporated By Reference

This is improved property located at 241 Fourth Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his successors and assigns, in fee simple, forever.

Grantors covenant with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance, except for any and all encumbrances and matters of record, applicable subdivision plans, zoning and building regulations, all easements, restrictions and limitations of record, and real estate taxes.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS this the 23 day of December 2002.

GRANTORS:

Douglas Hogg

Mary Claire Koops

Frances Evelyn Hoare

James Hogg

Katharine Amelia Collins (nee Hogg)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $175,000.00.

AFFIANT**

Subscribed and sworn to before me, this 23 day of December, 2002.

NOTARY PUBLIC

My Commission Expires ON DEATH

** 9-25-2004

ANN FRANCES STANYER
SWAN HOUSE
37-39 HIGH HOLBORN
LONDON WC1V 6NT
NOTARY PUBLIC & SOLICITOR

MARSHALL L. HIX NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for the jurisdiction below stated, personally appeared Douglas Hogg, Mary Clair Koops, Frances Evelyn Hoare, James Hogg and Katharine Amelia Collins, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged, under oath, that they executed the foregoing Instrument for the purposes therein contained.

NOTARY PUBLIC

[NOTARY SEAL]

My Commission/Authorization Expires:
ON DEATH

JURISDICTION:

Country: ENGLAND

State/Province: LONDON

Subdivision: _____

ANN FRANCES STANYER
SWAN HOUSE
37-39 HIGH HOLBORN
LONDON WC1V 6NT
NOTARY PUBLIC & SOLICITOR

EXHIBIT A

LEGAL DESCRIPTION

Being land in Davidson County, Tennessee, and a part of former Lot 64, now Lot 1, on the Original Plan of Nashville, of record in Plat Book No. 2, page 51, Chancery Court of Nashville, Tennessee, described as follows:

Beginning at the southwest corner of Fourth Avenue, North and Union Street; running thence westerly with the southerly margin of Union Street, 68 feet to a point; thence southwardly parallel to Fourth Avenue, North, 80 feet to a point; thence eastwardly 68 feet to the westerly margin of Fourth Avenue, North; thence northerly 80 feet to the beginning.

Note: Property is bounded on the North by Union Street, on the East by Fourth Avenue North and on the West by Union Planters National Bank.

Being an undivided one-third (1/3) interest in the property vested in Douglas Hogg, Mary Claire Koops, Frances Evelyn Hoare, James Hogg and Katharine Amelia Collins (nee Hogg), as equal tenants in common, as evidenced by an Affidavit of Heirship of record as Instrument Number 20021231-0162840, Register's Office for Davidson County, Tennessee. The property was vested in Jane F. Brown by Clerk and Master Deed dated December 31, 1894, and registered in Book 196, page 283, Register's Office for Davidson County, Tennessee. Lord Quintin McGarel Hailsham f/k/a Quintin McGarel Hogg (London, England) was the remaining trust beneficiary of a one-third interest in the property and he died on October 12, 2001, thereby terminating the trust and vesting the one-third interest in the property in his sole heirs at law, the Grantors herein.