WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/12/03 13:22 2pgs
Fees:13.00 Taxes:210.90

20030212-0019406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Olivia G Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RICHARD MANOR NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 28, 2003

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow 1319 5th Avenue North Nashville, TN 37208, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olivia G. Brown	GMAC Mortgage Corporation	081-11-0-98
(NAME)	(NAME)	
1726 21st Avenue North	100 Witmer Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Horsham, PA 19044	
(CITY) (STATE) (ZIP)	(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, James Campbell Brown and wife, Melody Brown, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Olivia G. Brown, 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 Lot No. 2 on the unrecorded Map of Smith and Bishop's Resubdivision of certain lots of J.M., T.J. and G.W. Harding's Addition, as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee, and being known as the westerly part of Lot No. 258 on said Harding's Addition, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James H. Brown by deed of record in Book 7749, page 302, Register's Office for Davidson County, Tennessee. The said James H. Brown having since died on or about the 14th day of October 1999. The Last Will and Testament of James H. Brown being of record in Docket No. 99P-1815, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The subject property being devised James Campbell Brown.

The said Melody Brown joins in this conveyance to convey any and all rights she may have in this property.

unimproved ☐

This is improved ☒ property, known as 1726 21st Ave., Nashville, TN 37208

(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 hand this 31st day of January 2003.

James Campbell Brown

Melody Brown

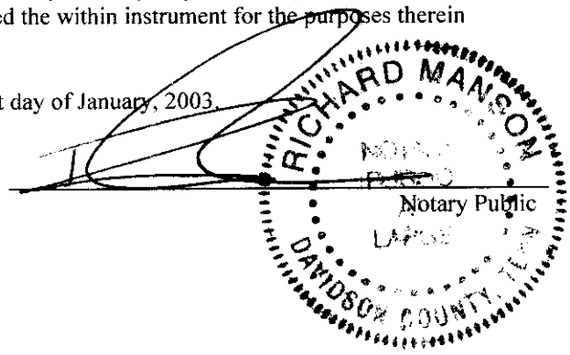
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named James Campbell Brown and Melody Brown the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2003.

Commission expires:



My Commission Expires MAY 28, 2003