580

THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 14869A

MAP/GROUP/PARCEL:
084-01-0-151.00

NEW OWNER'S NAME AND ADDRESS:
BARBARA A. BLADES
1101 SHADOW LANE
NASHVILLE, TENNESSEE 37206

Davidson County DEEDWARR
Recvd: 03/07/03 15:49 9pgs
Fees:48.00 Taxes:333.00
20030307-0030667

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, The Estate of Mary Kathleen Lynch (also known as Mary Lynch Brown), hereinafter called Grantor, does hereby transfer and convey unto Barbara A. Blades, an unmarried woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Rose Estates, Section I, as of record in Book 3600, Page 37, and amended in Book 3805, Page 360, and in Book 3862, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

The subject property is improved property commonly known as 1101 Shadow Lane, Nashville, Tennessee 37206

BEING the same property conveyed to grantor herein by deed of record in Instrument No: 200204180047884, Register's Office for Davidson County, Tennessee. Mary Kathleen Lynch is one and the same person as Mary Lynch Brown. Mary Kathleen Lynch died on November 13, 2002, intestate, and at the time of her death was an unmarried woman with no children.
Virginia Anne Lynch, sister of Decedent, Kendall M. Lynch, brother of Decedent, Joseph M. Lynch, brother of Decedent, Thomas Lynch, brother of Decedent, and T. Patrick Lynch, brother of Decedent, join in this conveyance as the Sole Heirs of the Estate of Mary Kathleen Lynch (also known as Mary Lynch Brown) with full power and authority as Heirs to the estate as evidenced by Affidavit of Heirship attached herewith as Exhibit A. Virginia Anne Lynch will also sign conveyance as Adminstratrix with authority given to her by Order of Intestate Administration of record as No. 02P-1913 , Seventh Circuit Court For Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

THE ESTATE OF MARY KATHLEEN LYNCH

BY: Virginia Anne Lynch, Heir to the Estate of Mary Kathleen Lynch

By: Virginia Anne Lynch, Adminstratrix

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Shelby

PERSONALLY appeared before me, the undersigned authority, Virginia Anne Lynch as Heir to the Estate of Mary Kathleen Lynch, with whom I am personally acquainted, and made oath that she as such Heir with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in _____, on this the 5th day of March, 2003.

Karen E. Crouch
NOTARY PUBLIC

My Commission Expires:
9/28/04

KAREN E. CROUCH NOTARY PUBLIC AT LARGE SHELBY CO., TENNESSEE MY COMMISSION EXPIRES SEPT. 28, 2004

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ SHELBY

PERSONALLY appeared before me, the undersigned authority, Virginia Anne Lynch as Administratrix for the Estate of Mary Kathleen Lynch, with whom I am personally acquainted, and made oath that she as such Administratrix with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in _____, on this the 5th day of March, 2003.

Karen E. Crouch
NOTARY PUBLIC

My Commission Expires:
9/28/04

KAREN E. CROUCH NOTARY PUBLIC AT LARGE SHELBY CO., TENNESSEE MY COMMISSION EXPIRES SEPT. 28, 2004

THE ESTATE OF MARY KATHLEEN LYNCH

T. Patrick Lynch

BY: T. Patrick Lynch

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned authority, T. Patrick Lynch as Heir to the Estate of Mary Kathleen Lynch, with whom I am personally acquainted, and made oath that he as such heir with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, on this the 5th day of March, 2003.

NOTARY PUBLIC

My Commission Expires:
4-2004

JANET L. ADAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires April 20, 2004

THE ESTATE OF MARY KATHLEEN LYNCH

Kendall M. Lynch by T. Patrick Lynch, Atty-in-Fact

Kendall M. Lynch
BY: T. Patrick Lynch

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned authority, T. Patrick Lynch as Power of Attorney for Kendall M. Lynch as Heir for The Estate of Mary Kathleen Lynch, with whom I am personally acquainted, and made oath that he as such Power of Attorney with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, on this the 5th day of March, 2003.

Janet L Adams
NOTARY PUBLIC

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 20, 2004

My Commission Expires:
4-20-04

THE ESTATE OF MARY KATHLEEN LYNCH

Joseph M. Lynch

BY: JOSEPH M. LYNCH, HEIR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned authority, Joseph M. Lynch as Heir to the Estate of Mary Kathleen Lynch, with whom I am personally acquainted, and made oath that he as such heir with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Brentwood, TN, on this the 5 day of March, 2003.

Judith D. Trevathan

NOTARY PUBLIC

JUDITH D. TREVATHAN
Notary Public, Williamson Co., TN
My Comm. Expires May 13, 2006

My Commission Expires:
May 13, 2006

THE ESTATE OF MARY KATHLEEN LYNCH

BY: THOMAS LYNCH, HEIR

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned authority, Thomas. Lynch as Heir to the Estate of Mary Kathleen Lynch, with whom I am personally acquainted, and made oath that he as such heir with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Gallatin, on this the 5th day of March, 2003.

NOTARY PUBLIC

My Commission Expires:
4-2004

JANET L. ADAMS ★ NOTARY PUBLIC AT LARGE ★ SUMNER COUNTY, TENN. My Commission Expires April 20, 2004

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $90,000.00

AFFIANT

Sworn to and subscribed before me, this the 5th day of March, 2003.

NOTARY PUBLIC

My Commission Expires:
4.20.04

JANET L. ADAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires April 20, 2004

AFFIDAVIT OF HEIRSHIP

OF

MARY KATHLEEN LYNCH

"Exhibit A"

STATE OF TENNESSEE
COUNTY OF SUMNER

KNOW ALL MEN BY THESE PRESENTS:

That on this day personally appeared Dana Langford, (the affiants), known to me to be the persons whose signatures appear hereinbelow, and having been duly sworn by me upon their oath they did depose and say:

I am a resident of Davidson County, Tennessee, and are competent to make this affidavit, being at least 21 years of age. I am well and personally acquainted with the life and marital history of Mary Kathleen Lynch, who was born on February 20, 1948, and who died on November 13, 2002.

I know that Mary Kathleen Lynch was married once and only once during his lifetime, and that was to Paul C. Brown, and that marriage ended in Divorce in April, 2002.

Of this marriage, no (zero) children were born.

No other child or children were born to, nor were any child or children adopted by or taken into the home of the said Mary Kathleen Lynch, and Mary Kathleen Lynch under circumstances from which an adoption could be inferred or implied.

Mary Kathleen Lynch died intestate in Nashville, Tennessee on November 13, 2002. No administration has ever been taken out nor has any been requested upon his estate, for the reason that all debts, charges, and taxes of any sort or form have been fully paid and discharged. We know that the value and size of the estate of Mary Kathleen Lynch is sufficiently small so that there is no tax owing to the State of Tennessee or any other state for inheritance tax purposes, and no Federal Estate tax is owing to the government of the United States of America or any other government upon her estate.

During the marriage of Mary Kathleen Lynch (formerly known as Mary Lynch Brown and Paul C. Brown, they acquired as community property certain miscellaneous personal property, and certain real property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Rose Estates, Section I, as of record in Book 3600, page 37, amended in Book 3805, Page 360, and in Book 3862, Page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.
>
> Upon the Final Decree of Divorce, Paul C. Brown conveyed all of his interest in the herein description property by Quitclaim Deed of record in Instrument No: 20020418-0047884, Register's Office for Davidson County, Tennessee.

By signing this instrument, I am hereby acknowledging that Mary Kathleen Lynch is one and the same person as Mary Lynch Brown.

Further affiants saith not.

DANA LANGFORD

STATE OF TENNESSEE

COUNTY OF SUMNER

The above and foregoing Affidavit of Heirship was SUBSCRIBED AND SWORN TO and ACKNOWLEDGED before me by Dana Langford, on this the 5th day of MARCH, 2003.

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 20, 2004

NOTARY PUBLIC
My Commission Expires: 4-2004