03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

Davidson County DEEDWARR
Recvd: 04/22/03 17:21 5pgs
Fees:28.00 Taxes:122.10
20030422-0053497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $33,000.00

Darren L Robertson
Affiant

Subscribed and sworn to before me, this 14th day of April, 2003.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Darren L. Robertson	New Owner	081-15-0 434.00
1803 Heiman Street	1725 DR. D.B. Todd Jr Blvd	
Nashville TN 37208	Nash, TN 37208	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marjorie C. Saxton, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Darren L. Robertson, hereinafter called the Grantees, their successors 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. 45 on the Plan of George Shield's First Addition to North Nashville, of record in Book 57, Page 62, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to Marjorie C. Saxton by Installment Deed from Laura T. Grant, unmarried, of record in Book 8841, Page 746, Register's Office for Davidson County, Tennessee. Laura T. Grant, deceased sister of Marjorie C. Saxton, was holder of Installment Deed of record in Book 8841, Page 746, said Register's Office. Under the terms of the will of Laura T. Grant, a copy of which is attached hereto this deed as the Muniment of Title, the Installment Deed lien is merged into the fee simple interest of the grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1803 Heiman Street, Nashville, TN 37208

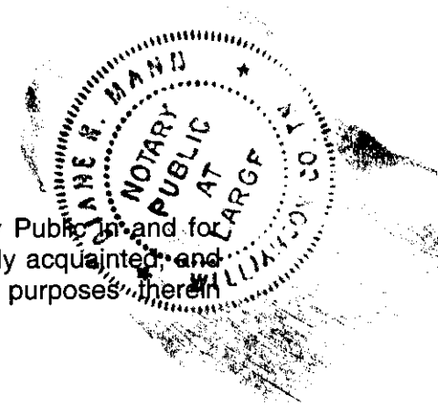
To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of April, 2003.

Marjorie C Saxton
Marjorie C. Saxton

STATE OF TENNESSEE
COUNTY OF DAVIDSON



Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marjorie C. Saxton, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 14th day of April, 2003.

Diane R. Mann
Notary Public

My Commission expires 03/14/05

Last Will and Testament

OF

LAURA T. GRANT

I, **LAURA T. GRANT** of the City of Nashville, County of Davidson and State of Tennessee, being of legal age, sound mind and disposing memory do hereby make, publish, and declare the following to be my Last Will and Testament, hereby revoking all Wills and Codicils heretofore made by me.

I.

I direct that all my just debts, including my funeral expenses and costs of administration, be paid out of my general estate by my Executrix, hereinafter named, as soon as practicable after my death. To this end I authorize my Executrix, to sell any of my property, real, personal or mixed, and to execute all conveyances necessary to effectuate such sale. I direct my Executrix, to pay all estate, inheritance, succession and other taxes which may be payable by, or chargeable against my estate, or any of the beneficiaries thereof, out of my general estate as an expense of administration, without apportionment or proration among the beneficiaries, legatees and devisees.

II.

I give, devise, and bequeath in fee, my interest in family real estate together with all improvements thereon, located in Cowan, Tennessee, to my sister, **MARJORIE SAXTON.**

III.

I give, devise, and bequeath in fee, my interest in family real estate together with all improvements thereon, located at 1804 Helman Street, Nashville, Tennessee to my sister, **MARJORIE SAXTON.**

L.T.G.

IV.

I give, devise, and bequeath in fee, all my right, title and interest in that certain lot of real estate located on 10th Avenue North, Nashville, Tennessee, together with all improvements thereon, to my sister, **MARJORIE SAXTON**.

V.

To my sister, **MARJORIE SAXTON**, I give, devise, and bequeath all of my personal property, including clothing, jewelry, household goods, personal effects, automobiles, and all other tangible personal property, not specifically bequeathed, owned by me at the time of my death.

VI.

All the rest, residue and remainder of my property and estate; real, personal or mixed, of every kind and character, and wherever situated, including lapsed legacies and devises, remainders, reversions and expectancies, I will, give, devise and bequeath to my sister, **MARJORIE SAXTON**.

VII.

I constitute and appoint my sister, **MARJORIE SAXTON** as sole Executrix of my estate under this my Last Will and Testament and she is expressly excused from making bond.

IN WITNESS WHEREOF, and having devised and bequeath all of my property and estate, I have hereunto set my hand to this my Last Will and Testament, this the 28th day of October, in the year one thousand nine hundred and ninety-three.

Laura T. Grant
LAURA T. GRANT

L. T. G

The foregoing instrument, consisting of THREE (3) typewritten pages, this page included, was signed, sealed, published and declared by the Testatrix **LAURA T. GRANT**, to be her Last Will and Testament, in the presence of all of us at one and the same time, and we at her request, and in her presence, and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the should and disposing mind of said Testatrix and to the performance of the aforesaid act of execution at the place and on the date hereinbefore set out.

ATTESTING WITNESSES:

A-Fiong Ekong OF Nashville, TN.

Linda S. Connelly OF Nashville, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for said State and County, AFiong EKong, and Linda S. Connelly to me known, who made oath as follows:

1. That they were requested by the Testatrix to witness her signature to the attached instrument, which purports to be her Last Will and Testament, and they were further requested by the Testatrix to execute this affidavit.

2. That the Testatrix signed said instrument and declared the same to be her Last Will and Testament in the presence of each of the undersigned, on the date set forth therein;

3. That each of the undersigned in turn signed the said instrument on the same date, as attesting witnesses, in the sight and presence of the Testatrix and of each other;

4. That the Testatrix was of apparent sound mind at the time of the execution of said instrument; and

5. That this affidavit is made pursuant to Section 32-2-110, Tennessee Code Annotated.

AFiong Ekong

Linda S. Connelly

Sworn and subscribed to before me this 28th day of October, 1993.

NOTARY PUBLIC

My Commission Expires: 9/16/95

Prepared by:
THE LAW OFFICE OF RICHARD MANSON
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Germantown Center, Suite 300
Nashville, Tennessee 37208-2720
(615) 254-1600