03

Realty Title 48-A

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

Davidson County DEEDWARR
Recvd: 12/22/03 13:45 3pgs
Fees:18.00 Taxes:111.00
20031222-0181821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Affiant

Subscribed and sworn to before me, this 17th day of December, 2003.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Bluegrid Properties	Ron Cherry	105-07-0-208
3001 Knobview Drive	3001 Knobview Drive	
Nashville TN 37204	Nashville, TN 37204	

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, Diane Bridges, sole heir at law of Maybelle Brown, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bluegrid Properties, 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 part of Lot No. 2 on the Plan of the Map of Hamilton Subdivision of record in Minute Book 1, Page 97, County Court for said County and being known as Lots 7 and 8 on the unrecorded map of a resurvey of a part of said lot.

Said Lots adjoin and front together 100 feet on the north side of Hamilton Avenue and run back between parallel lines, parallel to and 335 feet west of the westerly margin of Maine Ave., 107.5 feet to an alley in the rear.

Being the same property conveyed to William Edward Brown, Jr. and wife Maybelle Brown by deed from Porter P. Jones and wife, Elizabeth V. Jones of record in Book 3571, Page 179, Register's Office for Davidson County, Tennessee.

William Edward Brown, Jr. died intestate on or about March 17, 1986, Maybelle Brown subsequently died intestate on or about May 2, 2003 leaving Diane Bridges as her sole heir at law. See attached Affidavit of Heirship.

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 512 Hamilton Avenue, Nashville, TN 37203

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 17th day of December, 2003.

Diane Bridges

Diane Bridges, sole heir at
law of Maybelle Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Diane Bridges, sole heir at and law of Maybelle Brown, 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 17th day of December, 2003.

Notary Public

My Commission expires 03/14/05

03

Realty Title 48-A

AFFIDAVIT OF HEIRSHIP
OF WILLIAM EDWARD BROWN, JR. AND MAYBELLE BROWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being duly sworn, makes oath that the following statements are true to the best of her knowledge, information and belief:

1. That her father, William Edward Brown, Jr., died intestate on or about March 17, 1986, and was married to her mother, Maybelle Brown, at the time of his death.

2. That her mother, Maybelle Brown, died intestate on or about May 2, 2003.

3. That Maybelle Brown was unmarried at the time of her death.

4. That William Edward Brown, Jr. and Maybelle Brown had two children, Diane Bridges and William Edward Brown, III.

5. That William Edward Brown III died intestate, unmarried and with no bodily heirs, on or about May 5, 1980.

6. That Diane Bridges is the sole heir at law of William Edward Brown, Jr. and Maybelle Brown.

7. That the Affiant agrees to assume full responsibility for the payment of any claims from any known or unknown creditors.

8. That the undersigned agrees to indemnify and hold harmless Realty Title and Southern Title Insurance Company for liability which either or both of them may incur as a result of issuing policies of title insurance on property located at 512 Hamilton Avenue, Nashville, TN, in reliance on this affidavit.

Diane Bridges

Diane Bridges

Subscribed and sworn to before me this 17th day of December, 2003.

Notary Public at Large

My commission expires 3/14/05