This instrument prepared by:
Stephen L. Edwards
Attorney at Law
Suite 200
144 Second Avenue, North
Nashville, TN 37201-1940

Davidson County DEEDWARR
Recvd: 07/07/04 14:55 3pgs
Fees:18.00 Taxes:192.77

20040707-0080799

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, which ever is greater, for this Transfer is $52,100.00.

Affiant

Subscribed to and sworn to before me
This 6th day of July, 2004.

Notary Public
My commission expires: 3-5-05

Address New Owners as follows:
Gladys B. Hardin & Christine B. Hailey
1722 Dr. D. B. Todd Jr. Blvd.
Nashville, TN 37208-1926

Map & Parcel No:
081-11-0163.00
Control No.2001086-510-00

Send Tax Bills to:
SAME

WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, GLADYS B. HARDIN, in my capacity as Executrix for the Last Will and Testament of James H. Brown, Deceased, of record in Will Book 231, page 714, Probate Court for Davidson County, Tennessee, in order to carry out a certain devise of real property directed by said Testator therein, do hereby transfer and convey to GLADYS B. HARDIN, an individual, and CHRISTINE B. HAILEY, an individual, in equal shares, share and share alike, as tenants in common, their heirs, successors and assigns, in fee, certain real estate located in Davidson County, Tennessee, as follows:

Being the southwesterly part of Lot No. 396 on the Map of D. T. McGavock and Others' Addition, of record in Book 21, page 41 of the Register's Office for said County, and described according to a survey made by Louis D. Justice, Surveyor, May 3, 1950, as follows:

BEGINNING at a point in the easterly margin of Eighteenth Avenue, North, at An iron state, which is 518.75 feet North of the North margin of Wheless Street at the corner of Lots Numbers 395 and 396; thence with the line between said lots,

Easterly 90 feet to an iron stake; thence northerly, parallel to the East margin of Eighteenth Avenue, North 50.83 feet to the beginning.

Being the same property conveyed to James H. Brown and wife, Georgia May Brooks Brown, by deed from R. K. Smith and Arch Bishop, Jr., of record in Book 1905, page 541, RODCT; the said parties were divorced and the interest Of Georgia May Brooks Brown was conveyed to James H. Brown by deed of record in Book 2043, page 99, RODCT; the said James H. Brown died testate on the 14th day of October, 1999, a resident of Davidson County, Tennessee; his Last Will and Testament is of record in Will Book 231, Page 714, in the Probate Court Clerk's Office for Davidson County, Tennessee, to which reference is made. The said Gladys B. Hardin was appointed Executrix of the Estate of James H. Brown, Deceased, by order of the Probate Court for Davidson County, Tennessee, of record in case number 99P-1815, to which reference is hereby made.

This conveyance is subject to such easements, setback lines, and Restrictive Covenants of record in the Register's Office for Davidson County, Tennessee, including, but not limited to, those described in Book 2043, Page 99, RODCT, to which reference is hereby made.

This is improved property known as 1722 Dr. D.B. Todd, Jr. Blvd, Nashville, Tennessee 37208-1926. (Dr. D. B. Todd Jr. Blvd was formerly Eighteenth Avenue, North). The said 1722 Dr. D. B. Todd Jr. Blvd is the same property described in the Last Will and Testament of James H. Brown, Deceased, as, "1722 D. B. Todd Blvd., Nashville, TN."

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 I, in my capacity as Executrix of the Estate of James H. Brown, Deceased, and no further, do hereby covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, as said Executrix, and my successors and assigns, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 6th day of July, 2004.

Gladys B. Hardin

GLADYS B. HARDIN, Executrix of the Estate of James H. Brown, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, Stephen L. Edwards, Notary Public, the within named GLADYS B. HARDIN, Executrix of the Estate of James H. Brown, Deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Estate of James H. Brown, Deceased, and being fully authorized so to do, has executed the within instrument for and on behalf of the Estate of James H. Brown, Deceased, as said Executrix

Witness my hand and seal this 6th day of July, 2004, at Nashville, Davidson County, Tennessee.

Stephen L. Edwards
Notary Public



My commission expires: September 5, 2005