This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-563172**

Davidson County DEEDWARR
Recvd: 07/20/04 12:44 4pgs
Fees:23.00 Taxes:288.60
20040720-0086709

WARRANTY DEED

THIS INDENTURE, made and entered into this **Sixteenth day of July, 2004**, by and between **Johnnie Mae Young**, parties of the first part, and **Megan McCrossin and Jordan Robinson, wife and husband**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 4, ARLYNE HEIGHTS, as shown on plat of record in Plat Book 1424, Page 128, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to J.D. Holt and wife, Ella Mae Holt by Warranty Deed from Charles Edward Cardwell and wife, Marie Cardwell, recorded the 23rd day of October, 1973 in Deed Book 4757, Page 785 in the Register's Office of Davidson County, Tennessee. J.D. Holt and Ella Mae Holt having since died, Ella Mae Holt having predeceased J.D. Holt. Title to the property having vested at the death of J. D. Holt in Johnnie Mae Young by intestate succession according to the Affidavit of Heirship recorded simultaneously herewith, AS Exhibit A to this deed.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **105-11-0 096.00**
X Improved OR
Unimproved property located at: **1709 Martin St., Nashville, Tennessee 37203**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Johnnie Mae Young

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Johnnie Mae Young** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Sixteenth day of July, 2004.**

Sharon R. Riley
Notary Public

My Commission Expires: 5-27-07

****

Owner's Name: **Megan McCrossin and Jordan Robinson**

and Address: **1709 Martin St.**
Nashville, TN 37203

Mail tax bills to, (Person or Agency responsible for payment of taxes)
NEW OWNER

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**78,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Sixteenth day of July, 2004.**

Notary Public

My Commission Expires: 5-27-07

This Affidavit of Heirship Prepared by:
First American Title Insurance Company
6 Cadillac Drive, Suite 190
Brentwood, TN 37027
(615) 371-8999

EXHIBIT A

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

NOW COMES Thomas G. Andrews, III having been first duly sworn and on his/her oath deposes and states that he/she is of lawful age and based upon personal knowledge further deposes and states:

1. That J. D. Holt (the "decedent") died on May 30, 2004.
2. That the spouse of the decedent, Ella Mae Holt predeceased the decedent.
3. That the decedent left no surviving children, either natural or adopted. That the decedent left no surviving parents, either natural or adopted
4. That the decedent was survived by his sister, Johnnie Mae Young, who is his sole living blood relative.
4. That in accordance with the Tennessee laws of intestate succession, the sole heir-at-law of the decedent is **Johnnie Mae Young**, who is an adult.
5. That no other person or entity has any right or interest in the real property located at **1709 Marin Street, Nashville, TN 37203.** The decedent received his interest in said real property by deed from **Charles Edward Cardwell and wife, Marie Cardwell** of record in Book **4757**, page **785, Register's Office for Davidson County, TN**, to which reference is hereby made for a more complete description.

WARNING: TCA 30-2-712(f) provides whoever shall willfully, corruptly and falsely swear to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify his making such a sworn statement, and such statement is false, commits a Class E felony.

Further, affiant saith not.

Thomas G. Andrews, III
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2004, personally appeared before me, the undersigned, Thomas G. Andrews, III to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

Sharon K. Riney
Notary Public

My Commission Expires: 5-27-07