101683

Prepared by:

Nancy B. Myers
Attorney at Law
5035 Marchant Drive
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 09/09/04 09:23 2pgs
Fees:13.00 Taxes:166.50
20040909-0108971

Address New Owner as follows:
Betty Sue Warner
451 Kinhawk Drive
Nashville, TN 37211

Send Tax bills to:
Same as new owner

Map Parcel Number:
172-8
49
6D 60117

WARRANTY DEED

This INDENTURE is made and entered into this the 26th day of August, 2004, Brooks B. Little, GRANTOR and Betty Sue Warner, GRANTEE.

WITNESSETH: That for and in consideration of the sum of ten dollars ($ 10.00) cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, Grantor, Brooks B. Little, hereinafter called the Grantor, does bargain, sell, transfer and convey unto Betty Sue Warner hereinafter called Grantee, her heirs and assigns, all of the Grantor's right, title and interest in the following described property lying in the City of Nashville, Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being lot No. 44, Section 2, Forrest Acres Estates, as of record in book 4175, page 128, Register's Office for said County. Said lot 44 fronts 265 feet on the northerly margin of Kinhawk Drive and runs back 217.25 feet on the westerly line and 148.72 on the easterly line to a dead line in the rear, measuring 223.71 feet thereon. Being the same property conveyed to Brooks B. Little and wife Reviline G. Little by warranty deed from Joseph T. Babcock and wife Carolyn Babcock of record in book 4601 page 857, said Register's Office. BEING CONVEYED to Brooks B. Little, surviving spouse of Reviline G. Little: date of death 5/21/04.

This is unimproved property known as: 454 Kinhawk Drive, Nashville, TN 37211.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title unto Grantee, her heirs and assigns, forever; and Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand on this the 26 day of AUG, 2004.

Brooks B. Little
Brooks B. Little

State of Tennessee
County of Knox

Personally appeared before me, a Notary Public, stood Brooks B. Little, with whom I am personally acquainted and who acknowledged that he executed the within instrument, a warranty deed for the sale of 454 Kinhawk Drive. Witness my hand and official seal this the 26th day of August, 2004.

Carey R. Sutton, Notary Public

My commission expires: 3/30/05

CASSY R. SUTTON NOTARY PUBLIC AT LARGE KNOX CO., TENN.
My Commission Expires March 30, 2005

AFFIDAVIT OF VALUE

State of Tennessee
County of Knox

I hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater is $ 45,000 which amount is equal to or greater than, the amount of which the property, or interest in property transferred, would command at a fair and voluntary sale.

Betty Sue Warner

Betty Sue Warner, Affiant

Sworn to and subscribed before me, a Notary Public, this the 24th day of November, 2004.

Cassy R Sutton
Notary Public

CASSY R. SUTTON
NOTARY PUBLIC AT LARGE
KNOX CO., TENN.

My Commission Expires
March 30, 2005