Davidson County DEEDWARR
Recvd: 09/02/05 13:52 2 pgs
Fees:12.00 Taxes:0.00

20050902-0105809

THIS INSTRUMENT PREPARED BY:
Beam, Miller & Rogers, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Wanda E. Allen, Executrix of The Estate of Marvin Brawner, of record in the Seventh Circuit Court of Davidson County, Tennessee, Case No: 05P570 ("GRANTOR")

TO: Wanda E. Allen ("GRANTEE")

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL:
	New Owner	
906 North 2nd Street	Wanda E. Allen	08203008300
Nashville, Tennessee 37207	903 North 2nd Avenue	
	Nashville, Tennessee 37207	

EXECUTRIX DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100s Dollars ($10.00), cash in hand paid, Wanda E. Allen, Executrix of The Estate of Marvin Brawner, has bargained and sold, and by these presents does transfer and convey unto Wanda E. Allen, individually, her heirs, successors and assigns, all of her right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 163 on the Plan of Sharpe and Horn's Second Addition, as of record in Book 161, page 53, Register's Office for said County.

SAID Lot No. 163 fronts 50 feet on the west side of North 2nd Street and runs back between parallel lines 145 feet to an alley.

BEING the same property conveyed to Marvin Brawner and wife, Catherine Brawner from H. P. Winn and wife, Mary P. Winn, by Warranty Deed dated June 16, 1966, of record in Book 4027, page 817, in the Register's Office for Davidson County, Tennessee. The said Catherine Brawner having predeceased Marvin Brawner. The Will of Marvin Brawner appoints Wanda E. Allen as Executrix and conveys this property to Wanda E. Allen individually.

This is improved property located at 906 North 2nd Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wanda E. Allen, her successors and assigns, forever, in fee simple, except for property taxes for 2005 which are assumed by the GRANTEE and matters of record.

GRANTOR covenants with GRANTEE that she has done nothing to impair the title as received by GRANTOR during the time of the administration of the estate, and she will warrant and defend the title against the lawful claims of all persons claiming by or through her in her representative capacity, but not further or otherwise.

WITNESS my hand, this 25 day of August, 2005.

THE ESTATE OF MARVIN BRAWNER

By: Wanda E. Allen
Wanda E. Allen, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said State and County aforesaid, personally appeared Wanda E. Allen, duly authorized Executrix of The Estate of Marvin Brawner, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 25 day of August, 2005.

Regina M. Keith
Notary Public

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-24-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value for this transfer is $-0-.

Wanda E. Allen
Affiant

Subscribed and sworn to before me this 25 day of August 2005.

Regina M. Keith
Notary Public

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-24-05