BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00 Melody A Gill Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JANUARY, 2007. Lee A. Cohen Notary Public MY COMMISSION EXPIRES: September 22, 2007 (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELODY A. GILL	**SAME**	**080-04-0-074.00**
(NAME)	(NAME)	
3119 HYDES FERRY ROAD		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/25/07 14:21 2 pgs
Fees:13.00 Taxes:175.75

20070125-0010486

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JUDY BROWN, ADMINISTRATRIX OF THE ESTATE OF MARY C. BROWN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELODY A. GILL, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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 Lot No. 11 of Block No. 2 on the plan showing G. T. Sheegog's Subdivision at Bordeaux, in the 23rd Civil District of said County, as of record in Plat Book 421, page 191, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same conveyed to Fred H. Brown and wife, Mary Brown, by deed from William Virgil Allen and wife, Ola W. Allen, dated April 14, 1952, of record in Book 2043, page 495, said Register's Office, the said Fred H. Brown having predeceased Mary Brown leaving Mary Brown as the surviving tenant by the entirety. Mary Brown having since died intestate on or about October 16, 2004 leaving as heirs at law Joyce C. Brown, William A. Brown, Jr. , Amanda N. Brown and Matthew M. Brown. Her estate was probated as Docket No. 06P-1237, Probate Division, Seventh Circuit Court for Davidson County, Tennessee, by Order of the court entered October 6, 2006. Said Estate was declared insolvent and said property was ordered to be sold by the Estate.

Mary Brown and Mary C. Brown were one and the same person.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3883, page 703, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1721 SOUTH HAMILTON ROAD, NASHVILLE, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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(s) this 25th day of **January, 2007.**

Judy Brown Administratrix of the Estate of Mary C. Brown

JUDY BROWN, Administratrix
of the Estate of Mary C. Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Judy Brown, Administratrix of the Estate of Mary C. Brown,** the bargainor(s), with whom I am personally acquainted or 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 Nashville, Tennessee this 22 day of January, 2007.

My commission expires: September 22, 2007

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public