WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/07 09:33 3 pgs
Fees:18.00 Taxes:964.19
20071204-0140163

JAMIE C. POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,592.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jan Baker Pass & Minna Cook/ Gioia	NEW OWNER	Parcel ID:
P.O. Box 159136		#09201009400;
Nashville, TN. 37215		#09201009500; #09201009600

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Patricia Flowers-Whitmore Kendall and Edward Whitmore, Jr. and Walter F. Whitmore and Carlton C. Whitmore, Devisees of The Estate of Mattye Copeland Flowers

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jan Baker Pass and Minna Cook Gioia

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT 1 - 1033 31st Ave. N - Map #09201009400

LAND in Davidson County, Tennessee, being Lot No. 7 on the Map of Long & Ashworths Subdivision of Block 24 & Part of 33-40 & 41, Midway, as of record in Book 57, Page 116, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the westerly side of 31st Avenue North, formerly Home Street and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to W.A. Flowers and wife, Mattye C. Flowers by deed from Hart L. Winston and wife, Georgella Downey Fortson Winston, of record in Book 3466, Page 97, said Register's Office. The said W.A. Flowers having predeceased Mattye C. Flowers. The said Mattye C. Flowers died and devised the property by Will to Patricia Flowers-Whitmore Kendall, Edward Whitmore, Jr., Walter F. Whitmore, and Carlton C. Whitmore. See Will of record in File No. 07P800 in the Seventh Circuit Court of Davidson County, Tennessee.

TRACT 2 - 1035 31st Ave. N - Map #09201009500

LAND in Davidson County, Tennessee, being Lot No. 8 on the Map of Long & Ashworths Subdivision of Block 24 & Part of 33-40 & 41, Midway, as of record in Book 57, Page 116, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the westerly side of 31st Avenue North, formerly Home Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to W.A. Flowers and wife, Mattye C. Flowers by deed from Maude P. Totty, widow of Samuel M. Totty, deceased, and Samuella Totty, daughter and sole heirs of the said Samuel W. Totty, deceased, of record in Book 1315, Page 417, said Register's Office. The said W.A. Flowers having predeceased Mattye C. Flowers. The said Mattye C. Flowers died and devised the property by Will to Patricia Flowers-Whitmore Kendall, Edward Whitmore, Jr., Walter F. Whitmore, and Carlton C. Whitmore. See Will of record in File No. 07P800 in the Seventh Circuit Court of Davidson County, Tennessee.

TRACT 3 - 1037 31st Ave. N - Map #09201009600

LAND in Davidson County, Tennessee, being Lot No. 9 on the Map of Long & Ashworths Subdivision of Block 24 & Part of 33-40 & 41, Midway, as of record in Book 57, Page 116, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the westerly side of 31st Avenue North, formerly Home Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Mrs. Mattye C. Flowers by deed from Mildred L. Poote, the sole heir-at-law of Dimple A. Carty, of record in Book 4126, Page 749, said Register's Office. The said Mattye C. Flowers now being deceased. The said Mattye C. Flowers died and devised the property by Will to Patricia

Flowers-Whitmore Kendall, Edward Whitmore, Jr., Walter F. Whitmore, and Carlton C. Whitmore. See Will of record in File No. 07P800 in the Seventh Circuit Court of Davidson County, Tennessee. See also Order of record in Instrument 20070716-0084514, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 57, Page 116, said Register's Office.

Mattye Copeland Flowers and Mattye C. Flowers being one in the same person.

Powers of Attorney of record in Instrument 20071204014016 1 and Instrument 20071204014016 2, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1033, 1035 & 1037 31st Ave. N, Nashville, TN 37209

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 our hands this 29th and 30th day of November, 2007.

THE ESTATE OF MATTYE COPELAND FLOWERS AKA MATTYE C. FLOWERS

Patricia Flowers Whitmore Kendall

By: Patricia Flowers-Whitmore Kendall, Devisee

Edward Whitmore, Jr. by Patricia Flowers Whitmore Kendall, atty-in-fact

By: Edward Whitmore, Jr., Devisee

By: Patricia Flowers-Whitmore Kendall, as Attorney-in-Fact

Walter F. Whitmore

By: Walter F. Whitmore, Devisee

Carlton C. Whitmore by Patricia Flowers Whitmore Kendall, Atty-in-Fact

By: Carlton C. Whitmore, Devisee

By: Patricia Flowers-Whitmore Kendall, as Attorney-in-Fact

STATE OF MARYLAND
COUNTY OF BALTIMORE CITY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Flowers-Whitmore Kendall, Devisee of The Estate of Mattye Copeland Flowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Devisee of The Estate of Mattye Copeland Flowers, and as such Devisee, is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal this 29 day of November, 2007.

My Commission Expires: MEYER SCHERR NOTARY PUBLIC STATE OF MARYLAND My Commission Expires October 26, 2008

Notary Public

STATE OF MARYLAND
COUNTY OF BALTIMORE CITY

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Patricia Flowers-Whitmore Kendall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath, acknowledged herself to be the Attorney-in-Fact for Edward Whitmore, Jr. and Carlton C. Whitmore, Devisees of The Estate of Mattye Copeland Flowers, the within named bargainer, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained as the free act and deed of the within named Edward Whitmore, Jr. and Carlton C. Whitmore, as such Devisees, who are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal this 29 day of November, 2007.

My Commission Expires: MEYER SCHERR NOTARY PUBLIC STATE OF MARYLAND My Commission Expires October 26, 2008

Notary Public

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 Walter F. Whitmore, Devisee of The Estate of Mattye Copeland Flowers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Devisee of The Estate of Mattye Copeland Flowers, and as such Devisee, is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal this 30th day of November, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.