THIS INSTRUMENT PREPARED BY:
DODSON, PARKER, DINKINS & BEHM, P.C.
306 Gay Street, Suite 400
Nashville, Tennessee 37201

Instr:200003280031125 Page: 1 OF 2
REC'D FOR REC 03/28/2000 11:59:17AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $222.00

PICK-UP

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frances G. Martin	same	Map 051-00-0
1236 Briarville Road		Parcel 047.01
Madison, Tennessee 37115-5148		11D 17650

FOR AND IN CONSIDERATION of the sum of One and no/100 ($1.00) dollar, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **Loreda Majors, Executrix of the Estate of Magnolia Bates,** have this day bargained and sold, and do hereby transfer and convey unto **Frances G. Martin, a single woman**, the Grantee herein, her successors, heirs and assigns, certain real estate located in Davidson County, Tennessee, and more particularly described as follows:

Being part of a 9 Acre Tract in the Old Original 11th Civil District and described according to a copy of a survey made by H. Gee, Surveyor, dated March 20, 1962, and revised on Sept. 15, 1962, as follows:
BEGINNING at a point in the west margin of Briarville Road, at the southeast corner of the tract conveyed to Burley Marshall Nelson and wife, by deed of record in Book 3463, page 121, Register's Office for said County; thence along Nelson's southerly line, westerly 315 feet more or less to a point; thence south 0 deg. 15' west 70 feet to a point; thence easterly 314.5 feet more or less to the margin of Briarville Road; thence with the margin of the same, north 0 deg. 30' east 70 feet to the Point of beginning.

Being the same property conveyed to Clarence Bates and wife, Magnolia Lane Bates, by deed of record in Book 3705, page 302, Register's Office for Davidson County, Tennessee. The said Clarence Bates having predeceased Magnolia Lane Bates.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $60,000.00.

Subscribed and sworn to before me this the 28th day of March, 2000
My Commission Expires: 9/23/00 (Affix Seal)

Frances G. Martin
Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 1236 Briarville Road, Madison, Tennessee 37115-5148

(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 28th day of March, 2000.

Loreda D. Majors Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Richard H. Dinkins**, a Notary Public in and for said County and State, Loreda Majors, Executrix of the Estate of Magnolia Bates, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 28 day of March, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/23/01