PICK-UP

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Thomas L. Baldassarre & Carolyn Paschall
256 Morton Avenue
Nashville, TN 37211

SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map Number 105-07-0; Parcel Number 174.00)

Instr:200005020043745 Page: 1 OF 2
REC'D FOR REC 05/02/2000 10:40:34AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $370.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **LEONARD HOUSTON PRESLEY, an unmarried person**, have bargained and sold and do hereby transfer and convey unto **THOMAS L. BALDASSARRE and wife, CAROLYN PASCHALL, as tenants by the entirety,** their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being the north 50 feet on the south 150 feet of the east half of Block "B" on the Plan of Merritt Lands, as of record in Minute Book "N", page 241, County Clerk's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING at the westerly margin of Rains Avenue 100 feet northerly from the northerly margin of Merritt Avenue; thence with the westerly margin of Rains Avenue northerly 50 feet; thence at right angles, westerly 150 feet to the easterly margin of an alley; thence with said alley southerly 50 feet; thence easterly 150 feet to the beginning.
>
> BEING the same property conveyed to Leonard Houston Presley by deed from Phyllis A. (Long) Stinson and husband Carlton Leon Stinson, by deed of record in Book 9339, page 19, Register's Office for Davidson County, Tennessee.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Minute Book "N", page 241, County Clerk's Office for Davidson County, Tennessee, and in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **109 Rains Avenue, Nashville, TN 37203**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 2000 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 28th day of April, 2000.

Leonard Houston Presley

LEONARD HOUSTON PRESLEY

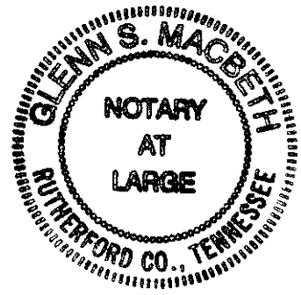
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Leonard Houston Presley, an unmarried person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 28th day of April, 2000.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$100,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of April, 2000.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

