PICK-UP

This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Instr:200006020054948 Page: 1 OF 3
REC'D FOR REC 06/02/2000 9:42:10AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $177.60

Osteen Skelton and wife, Marzee Skelton

TO:

Terri J. Nickens
4552 Bull Run Road
Ashland City, TN 37015

MAP: 046-00-0

PARCEL: 011.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Osteen Skelton and wife, Marzee Skelton, Grantors herein, have bargained and sold and by these presents do convey unto Terri J. Nickens, Grantee herein, her heirs and assigns, the following described property:

LAND situated in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, BEING part of Lot No. 1 on the Plan of the Elias Simpkins Land, marked Exhibit "A" as of record in Plan Book 2, page 64, Chancery Count at Nashville, described partly according to a survey made by Hickerson and Hickerson, Engineers, June 17, 1961, as follows:

BEGINNING on the northerly margin of Bull Run Road, at the southwest corner of the property conveyed to Delmas L. Zimmerlee and wife, by deed from W. B. Herman and wife, of record in Book 3181, page 465, Register's Office for Davidson County, Tennessee; thence with said Zimmerlee's westerly boundary line, North 33 deg. 58' West 714.35 feet to the northwest corner of the property conveyed to Delmas L. Zimmerlee by deed from W. B. Herman and wife, of record in Book 3100, page 53, said Register's Office; thence with said Zimmerlee's northern boundary line, North 56 ½ deg. East 408 feet to said Zimmerlee's northeast corner; thence North 2 deg. 00' West 1336 feet; thence North 88 deg. West 198 feet to a gum tree; thence South 2 deg. 00' West 396 feet; thence South 75 deg. West 528 feet to a black oak; thence South 50 deg. West 396 feet to a white oak at the northeast corner of the property conveyed to Robert E. Gentry and wife, by deed from C. L. Newkirk and wife, of record in Book 3251, page 614, said Register's Office; thence with Gentry's easterly line, South 16 deg. 30' East 510 feet to the northwest corner of the property conveyed to Joe Thomas Staggs and wife, by deed from C. L. Newkirk and wife, of record in Book 3252, page 478, said Register's Office; thence with Staggs' northerly line North 70 deg. 42' East

162 feet to the northwest corner of the property conveyed to John Henry Ray and wife, by deed from C. L. Newkirk and wife, of record in Book 3251, page 610, said Register's Office; thence with Ray's northerly line, North 70 deg. 42' East 162 feet; thence with Ray's easterly line South 15 deg. 00' East 420 feet to a stake, continuing with said line South 33 deg. 00' East 833 feet to a spike in the center of said Road; thence with said Road North 40 deg. 06' East 100 feet; thence North 33 deg. 58' West to the beginning.

AND BEING the same land conveyed to Grantors by deed of record in Book 3790 at page 366 in the Register's Office for Davidson County, Tennessee.

Marzee Skelton and Mayzee Skelton are one and the same person. Through scrivener's error, Marzee Skelton was written as Mayzee Skelton on the deed to Grantors.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her heirs and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this the 8th day of February, 2000.

Osteen Skelton
OSTEEN SKELTON

Marzee Skelton
MARZEE SKELTON

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, OSTEEN SKELTON and wife, MARZEE SKELTON, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 8th day of February, 2000.

Sam M. Baltrip
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 1-06-02

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $48,000.00.

Terri J. Nickens

TERRI J. NICKENS

SWORN to and subscribed before me
this the 8th day of February, 2000.

Sam M. Notary

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE

My commission expires: 1-6-02