PICK-UP

Instr:200008210082071 Page: 1 OF 2
REC'D FOR REC 08/21/2000 8:48:53AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $12.95

Prepared by:
Monica D. Edwards, Esq
1130 8th Avenue, South
Suite 303
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:
Carmen R. Johnson
105 Blenheim Circle
Franklin, TN 37064

SEND TAX BILLS TO:
SAME

MAP: 81-16
Parcel 331
02W 24610

WARRANTY DEED

FOR AND IN CONSIDERATION **OF THE SUM OF THREE THOUSAND FIVE HUNDRED ($3,500.00) DOLLARS**, I, **DOROTHY BATTLE**, (a single individual), have bargained and sold, and by these presents do transfer and convey all my rights, title and interest unto **CARMEN R. JOHNSON**, GRANTEE her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING the southerly 37-1/2 feet of the northerly 75 feet of the easterly 41 feet of Lot No. 37 and the southerly 37-1/2 feet of the northerly 75 feet of Lot No. 38 on the Plan of McGavock, Wetmore and others Second Addition called the Town of McGavock as of record in Book 21, Page 41, Register's Office for said County.

SAID parts of Lots Nos. 37 and 38 front 37-1/2 feet on the westerly side of 14th Avenue, North, formerly Alberta Avenue, and runs back between parallel lines 91 feet to an alley.

BEING the same property conveyed to Dorothy Battle by Deed from First American National Bank, of record in Book 817-, Page 838, Register's Office for Davidson County, Tennessee.

THIS is unimproved property known as 1115 14th Avenue, North, Nashville, TN 37208.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs, successors and assigns, forever. And GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And she does further covenant and bind herself, her heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 18th day of August, 2000.

Dorothy Battle
DOROTHY BATTLE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, on this 18th day of August, 2000, **DOROTHY BATTLE**, bargainor, 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, Davidson County, Tennessee, on this 18th day of August, 2000.

Monica D. Edwards
NOTARY PUBLIC

My Commission Expires: 09/29/01

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **THREE THOUSAND FIVE HUNDRED ($3,500.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

Carmen R. Johnson
AFFIANT

SWORN to and **SUBSCRIBED** before me this 18th day of August, 2000.

Monica D. Edwards
NOTARY PUBLIC

My Commission Expires: 09/29/01