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:

Ann S. Gammon
205 Cameron Court
Hermitage, TN 37076

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 10/11/00 11:16 2pgs
Fees:11.00 Taxes:490.25
20001011-0100941

WARRANTY DEED

(Map Number 64-11-0-A; Parcel Number 12.00 CO)

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, **RALPH O. BRINKHURST, an unmarried person**, have bargained and sold and do hereby transfer and convey unto **ANN S. GAMMON, an unmarried person**, her 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 Lot No. 12 on the plan of Caleb Chase, of record in Plat Book 6250, pages 821 and 822, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Ralph O. Brinkhurst by deed from Charles E. Poston and wife, Sandra W. Poston of record in Book 10336, page 714, 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 Plat Book 6250, pages 821 and 822, to restrictive covenants of record in Book 6777, page 453, as corrected in Book 6783, page 805, and as amended in Book 7189, page 553, all 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: **205 Cameron Court, Hermitage, TN 37076**

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

GRANTOR COVENANTS with the said Grantee 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.

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

WITNESS MY HAND AND SIGNATURE on this the 10th day of October, 2000.

RALPH O. BRINKHURST

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ralph O. Brinkhurst, 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 Lavergne, Tennessee, on this the 10th day of October, 2000.

Glenn S. Macbeth, Notary

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

My Commission Expires: August 18, 2002

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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 **$132,500.00**, 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 10th day of October, 2000.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE