PICK-UP

THIS INSTRUMENT PREPARED BY:
K. Gabriel Heiser, Esq.
LAW OFFICES OF K. GABRIEL HEISER
155 Franklin Road, Suite 137
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/16/00 10:20 4pgs
Fees:19.00 Taxes:283.73
20001016-0102317

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MURIEL OAKES BROWN, BEVERLY OAKES SMITHSON, CYNTHIA OAKES CANTER, and BARBARA OAKES BALDWIN, Grantors, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby grant, bargain, convey, and transfer to ELLEN P. BLANTON, the Grantee, a life estate in the property described below. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Map of Subdivision of part of Lot 28 in Riverwood Subdivision, of record in Book 843, Page 11, said Register's Office.

Said Lot No. 7 fronts 60 feet on the northerly side of Brush Hill Court and extends back between lines 246 feet on the westerly side and 250 feet on the easterly side to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to MURIEL OAKES BROWN, BEVERLY OAKES SMITHSON, CYNTHIA G. OAKES, and BARBARA OAKES BALDWIN, by deed from Ellen P. Oakes Blanton, dated March 6, 1987, of record in Book 7167, Page 297, Register's Office for Davidson County, Tennessee.

CYNTHIA G. OAKES and CYNTHIA OAKES CANTER are the same person. ELLEN P. BLANTON and ELLEN P. OAKES BLANTON are the same person.

GARY BROWN, BOBBY SMITHSON, BARRY CANTER, and DANA BALDWIN, husbands of the above-named Grantors, join in this conveyance for the express purpose of conveying any marital right which they may have in said property now or in the future.

This is improved property known as 3609 Brush Hill Court, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever; and Grantors hereby covenant to and with the Grantee and Grantee's successors and assigns that Grantors are lawfully seized and possessed of the above-granted premises in fee simple and have a good and lawful right to convey it, and the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance. Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said premises and every part and parcel thereof to the said Grantee against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The liability and obligations of the Grantors to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument but merely define the scope, nature, and amount of such liability or obligations.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

IN TESTIMONY WHEREOF, this instrument was executed on Oct. 14, 2000.

Muriel Oakes Brown
MURIEL OAKES BROWN

Gary B. Brown
GARY BROWN

Beverly Oakes Smithson
BEVERLY OAKES SMITHSON

Bobby Ray Smithson
BOBBY SMITHSON

Cynthia Oakes Canter
CYNTHIA OAKES CANTER

Barry Canter
BARRY CANTER

Barbara Oakes Baldwin
BARBARA OAKES BALDWIN

Dana L. Baldwin
DANA BALDWIN

STATE OF TENNESSEE
COUNTY OF Cannon

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared MURIEL OAKES BROWN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal on Oct. 14, 2000.

NOTARY PUBLIC
My Commission expires: 5/8/2002

STATE OF TENNESSEE
COUNTY OF Cannon

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared GARY BROWN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal on Oct. 14, 2000.

NOTARY PUBLIC
My Commission expires: 5/8/2002

STATE OF TENNESSEE
COUNTY OF Cannon

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared BEVERLY OAKES SMITHSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal on Oct. 14, 2000.

NOTARY PUBLIC
My Commission expires: 5/8/2002

STATE OF TENNESSEE
COUNTY OF Cannon

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared BOBBY SMITHSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal on Oct. 14, 2000.

NOTARY PUBLIC
My Commission expires: 5/18/2002

STATE OF TENNESSEE
COUNTY OF Cannon

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared CYNTHIA OAKES CANTER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal on Oct. 14, 2000.

NOTARY PUBLIC
My Commission expires: 5/18/2002

STATE OF TENNESSEE
COUNTY OF Cannon

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared BARRY CANTER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal on Oct. 14, 2000.

NOTARY PUBLIC
My Commission expires: 5/18/2002

STATE OF TENNESSEE
COUNTY OF Cannon

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared BARBARA OAKES BALDWIN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal on Oct. 14, 2000.

NOTARY PUBLIC
My Commission expires: 5/18/2002

STATE OF TENNESSEE
COUNTY OF Cannon

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared DANA BALDWIN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal on Oct. 14, 2000.

NOTARY PUBLIC
My Commission expires: 5/8/2002

Property address:
3609 Brush Hill Court
Nashville, TN 37216

Mail Tax Bills To:
MURIEL BROWN, et al
3609 Brush Hill Court
Nashville, TN 37216

PARCEL I.D.
Map 62-13
Parcel 18

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is seventy six thousand, six hundred eighty-four Dollars ($76,684.00).

Ellen P. Blanton
Ellen P. Blanton, Affiant

Subscribed and sworn to before me on Oct. 14, 2000.

NOTARY PUBLIC
My Commission Expires: 5/8/2002