PICK-UP

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$42,000.00**.

John N. Sowell
Affiant

Sworn to and subscribed before me this 28th day of September, 2001.

NOTARY PUBLIC

My Commission Expires: 1/26/2002

Davidson County DEEDWARR
Recvd: 10/01/01 12:35 2pgs
Fees:13.00 Taxes:155.40
20011001-0105547

ADDRESS - NEW OWNER
Roberta Teasley
1234 First Avenue South
Nashville, TN 37210

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 105-4
Parcel 31

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John N. Sowell and wife, Mattie L. Sowell**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Roberta Teasley, unmarried**, hereinafter called "Grantee", her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the north half of Lot No. 27 in John Trimble's Last Addition to Nashville, a plan of which is of record in Book 57, page 53, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said north half of Lot No. 27 fronts 30 feet on the east side of First Avenue, South, formerly Maple Street, and extends back between parallel lines, and with the southern margin of Tennessee Street, 151 feet to a 12-foot alley.
>
> Being the same property conveyed to John N. Sowell and wife, Mattie L. Sowell, by deed from Kenneth G. Whitman and Linda Whitman, the only heirs-at-Law of Amanda Brown, deceased, of record in Book 9598, page 403, said Register's Office.
>
> The above legal description is the same as that on the most recent recorded deed.
>
> This is improved property known as 1234 First Avenue, South, Nashville, TN 37210.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and Grantor does

covenant with the said Grantee that we lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 28th day of September, 2001.

John N. Sowell

Mattie L. Sowell

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **John N. Sowell and Mattie L. Sowell**, the Bargainer, 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 and official seal this 28th day of September, 2001.

NOTARY PUBLIC

My Commission Expires: 1/26/2002