PICK-UP

Davidson County DEEDWARR
Recvd: 03/06/02 09:52 2pgs
Fees:13.00 Taxes:227.55
20020306-0027852

FROM: Mark A. Gullen, a single person

TO: James A. Sever and wife, Vicky L. Sever

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
James A. Sever and Vicky Sever	SAME	Map 47
656 Dutchmans Drive		Parcel 10
Hermitage, TN 37076		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, a Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $61,500.00

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2002.

NOTARY PUBLIC

My Comm. Expires: My Commission Expires JULY 28, 2003

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARK A. GULLEN, a single person**, hereinafter referred to as "GRANTOR", has bargained and sold, and by these presents do transfer and convey unto **JAMES A. SEVER AND WIFE, VICKY L. SEVER**, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated April 19, 1982, and known as Job No. 83-050, as follows:

Beginning at an iron pin on the westerly margin of Old Hickory Boulevard, said point of beginning being the Southeast corner of the herein described tract and also being the Northeast corner of the Ronald E. Black land of record in Deed Book 5331, page 569, Register's Office for Davidson County, Tennessee; thence with the line of the said Ronald E. Black land N 69° 34' 52" W, 1,776.03' to an iron pin; thence leaving the line of Ronald Black N 05° 12' 53" E 135.58' to an iron pin, the southwest corner of the Larry Turner 15.3 acre tract; thence with Turner's line S 70° 52' 58" E 1,754.63' to an iron pin on the westerly margin of the said Old Hickory Boulevard; thence with the westerly margin of the said Boulevard (30' from the centerline) the following calls S 02° 09' 47' E 99.76' to a point; thence S 05° 55' 48" W 97.84' to a point; thence S 15° 15' 30" W 118.20' to a point; thence S 23° 00' 09" W 49.32' to the point of beginning, containing10.95 acres, more or less.

Being the same property conveyed to Marc Gullen and Cynthia Hoeger by deed from Edna O. Black and husband, Claude Black of record in Book 6024, page 99, Register's Office for Davidson County, Tennessee. The said Cynthia J. Hoeger conveyed her interest to Mark A. Gullen by quitclaim deed of record in Book 9562, page 318, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the 2002 Metropolitan Government County taxes.

Marc Gullen and Mark A. Gullen being one and the same person.

This is unimproved property known as 5685 Old Hickory Blvd. Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 its hand this 5th day of March, 2002.

Mark A. Gullen

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 **MARK A. GULLEN**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of March, 2002.

NOTARY PUBLIC

My Commission Expires: _____