PICK-UP

THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 Fourth Avenue North, Fifth Floor
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 09/30/02 14:58 2pgs
Fees:13.00 Taxes:407.00
20020930-0118598

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Gus Richards, Jr.
Affiant

Subscribed and sworn to before me this 15th day of Nov., 2001.

James C. Dale III
Notary Public
My commission expires: 3/24/02

Address New Owner as Follows:	**Send Tax Bills:**	**Map/parcel No.:**
Gus Richards, Jr., et ux 1508 E. Stewart Lane Nashville, Tennessee 37218	Same	Map 69 Parcel 34

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ***($10.00)*** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **O. H. Abernathy, Jr. and wife, Brenda Abernathy**, herein referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Gus Richards, Jr. and wife, Rebecca Richards,** herein referred to as Grantees, their heirs and assigns, land in Davidson County, Tennessee, more particularly described as:

Beginning at a point in the center of Abernathy Road, said point being N. 4° 00' W., 25 feet from the northeasterly corner of Lot No. 1 of a part of Lot No. 4 Abernathy Property as of record in Book 4470, Page 188, R.O.D.C., Tennessee, and also being 902.5 feet westerly from the center of Clarksville Pike; thence with the center of Abernathy Road, S. 86° E., 398.3 feet to a point at northwest corner of Parcel 100; thence, with the westerly line of Parcel 100, S. 4° W., 379 feet to a point at the southwest corner of Parcel 100; thence, with the south line of Parcel 100, N. 85° E., 223.0 feet to the southwest corner of Parcel 35; thence, with the south line of Parcel 35, N. 82° E., 178.5 feet to a point at corner of Parcels 35 and 36; thence, with the westerly line of Parcel 36, South 435 feet to a point; thence, S. 88° W., 816.0 feet; thence, S. 8° W., 163.3 feet; thence, S. 89° 15' W., 174.8 feet; thence, N. 1° 30' W., 553.4± feet to the southwesterly corner of Lot 1 Abernathy plat; thence, with the south line of Lot No. 1, S. 86° 00' E., 184.3 feet; thence, with the east line of Lot No. 1, N. 4° 00' E., 475 feet to the point of beginning and containing 13.35 acres.

Being the same property conveyed to O. H. Abernathy, Jr. by instrument of record in Deed Book 2810, Page 381, and Book 4569, Page 229, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2001 taxes, which have been prorated and assumed by Grantees.

This is unimproved property.

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. Grantors do covenant with the said Grantees that they are 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. Grantors do further covenant and bind themselves, their 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.

WITNESS our hands this 21st day of Dec., 2001.

O. H. Abernathy Jr.

O. H. Abernathy Jr.

Brenda Abernathy

Brenda Abernathy

"Grantors"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of December, 2001, before me personally appeared **O. H. Abernathy, Jr. and wife, Brenda Abernathy**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same for the purpose contained therein.

Barbara Wilkerson

Notary Public

My commission expires: Jan 13, 2002