PICK-UP

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Robert L. Jackson, Attorney
214 Second Avenue, North
Suite 103
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 10/03/02 11:45 3pgs
Fees:18.00 Taxes:301.55
20021003-0120681

SEND TAX BILLS TO:
Dennis L. Baltz and James E. Baltz
108 Quinn Circle
Nashville, Tennessee 37210

MAP PARCEL NUMBER
095-09-0 055.00 03DZ 04640

THIS INDENTURE, made and entered into this 30th day of September, 2002 by and between **Bettye J. Browning [aka Betty J. Browning]**, party of the first part and **Dennis L. Baltz and James E. Baltz, as Tenants in Common**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in **Nashville**, County of **Davidson**, State of Tennessee:

Land in Davidson County, Tennessee, **BEING** the easterly 200 feet of Lot No. 24 on the map of the subdivision of the W.E. Quin, Jr. property on the Lebanon Road, in the Third Civil District of Davidson County, Tennessee, described according to a survey made by Watkins and Murray, Surveyors, dated December 19, 1947 and revised on March 20, 1948.

SAID part of Lot No. 24 fronts 100 feet on the westerly side of Quinn Circle and extends back between parallel lines 200 feet to a dead line in the rear, measuring 100 feet thereon.

BEING the same property conveyed to Mack H. Browning and wife, Betty J. Browning, by deed from Kay Carver, an unmarried person, Aubrey P. Carver and wife, Frances S. Carver, of record in Book 7305, Page 330, Register's Office for Davidson County, Tennessee. The said Mack H. Browning and wife, Betty J. Browning, having since been divorced by

Final Decree of Divorce on the 27th day of August, 2002, in the Circuit Court for Davidson County, Tennessee, Docket No. 01D-2336, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appertenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context thereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Betty J. Browning
BETTYE J. BROWNING

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within, **BETTYE J. BROWNING**, with whom I am personally acquainted, and who acknowledges that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 30th day of September, 2002.

Cynthia W. Sharp
NOTARY PUBLIC

CYNTHIA W. SHARP NOTARY PUBLIC AT LARGE TENN.

My Commission Expires: 3/22/03

9.26.2002RLJ

We, 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 **EIGHTY ONE THOUSAND, FIVE HUNDRED DOLLARS ($81,500.00)**, which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

Dennis L Baltz

DENNIS L. BALTZ

James E. Baltz

JAMES E. BALTZ

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within, **DENNIS L. BALTZ and JAMES E. BALTZ,** with whom I am personally acquainted, and who acknowledges that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 30th day of September, 2002.

Cynthia W. Sharp

NOTARY PUBLIC

My Commission Expires: 3/22/03