PICK-UP

Davidson County DEEDWARR
Recvd: 10/11/02 15:15 2pgs
Fees:13.00 Taxes:35.15
20021011-0125440

WARRANTY DEED

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
CASON A. DICKINSON. 212 Kensington Park Drive Nashville, TN 37215	**CASON A. DICKINSON.** 212 Kensington Park Drive **Nashville, TN 37215** MAP-PARCEL NUMBER Map 105-7-448
THIS INSTRUMENT PREPARED BY: WILLIAM E. PORTER Attorney at Law 213 Third Avenue, North Nashville, Tennessee 37201 615/250-8100	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $9,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF OCTOBER, 2002. Notary Public My Commission Expires: 11/29/03

FOR AND IN CONSIDERATION OF ten dollars cash in hand other good and valuable consideration paid by the grantees herein the receipt and sufficiency of which is hereby acknowledged, I, **PEGGY MATHES, ADMINISTRATOR FOR THE ESTATE OF RONALD MARTIN, DECEASED** (hereinafter referred to as "Grantor") has bargained and sold, and does hereby transfer and convey, unto **CASON A. DICKINSON**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the part of Lot No. 4 on the Map of Hamilton Subdivision as of record in Plat Book 1, page 101, Chancery Court for said County.

Said Lot No. 4 fronts 38 feet on the west side of Third Avenue, South and runs back between parallel lines 119 feet, more or less, on the north line and 102 feet, more or less, on the south line, to the right of way of the N.C. & St. L. Railroad.

Being the same property conveyed to **RONALD MAURICE MARTIN**, by deed from **KENNETH F. SWEENEY AND WIFE, CAROL YVONNE SWEENEY**, of record in Book 5557, page 56, said Register's Office. The said Ronald Maurice Martin died intestate in Davidson County on January 19, 2001. Ronald Maurice Martin and Ronald Martin are one and the same person.

This is improved property known as 1283 Third Avenue South, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantee, their heirs and assigns, forever.

AND the Grantor does hereby covenant with the Grantee, their heirs and assigns, that they are lawfully seized in fee simple; have full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 2002 property taxes, which have been assumed by Grantee; (b) zoning limitations, and easements and restrictions of record; and (c) rights of persons in possession. Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties have set their hands and seal, on this the 2ND day of OCTOBER, 2002.

Peggy D. Mathes, Adm.
PEGGY MATHES

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jeannette Ruddy, a Notary Public in and for said County and State, **PEGGY MATHES**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. AS ADMINISTRATOR

Witness my hand and official seal at Nashville, Tennessee, this ____ day of OCTOBER, 2002.

Jeannette Ruddy
NOTARY PUBLIC

My Commission Expires: 11/29/03.