PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/02 15:17 2pgs
Fees:13.00 Taxes:18.69
20021011-0125442

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
GLENROSE LLC P. O. Box 680188 Franklin, TN 37068	GLENROSE LLC P. O. Box 680188 Franklin, TN 37068 MAP-PARCEL NUMBER Map 105-7-367
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: $5,050.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS ___ 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 **GLENROSE LLC**, their 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. 19 on the Map of the Rains Spring Plan, as of record in Plan Book 1, page 109, Chancery Court at Nashville.

Said Lot No. 19 fronts 50 feet on the easterly side of Rains Avenue, as widened, and runs back between parallel lines, with the southerly margin of an alley, 198½ feet, more or less, to an alley in the rear.

Being the same property conveyed to **RONALD MAURICE MARTIN**, by deed from **L. KENNETH JOHNSON, ADMINISTRATOR PENDENTE LITE OF THE ESTATE OF LUCILLE BOYD KEATON**, of record in Book 6354, page 912, 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 unimproved property known as 126 Raines Avenue, 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 2nd day of October, 2002.

Jeannette Ruddy
NOTARY PUBLIC

My Commission Expires: 11/29/03.

