PICK-UP

Davidson County DEEDWARR
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Fees:13.00 Taxes:110.82
20021108-0138206

This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Marjorie C. Encke

TO: Raul S. Martinez and wife,
Josefina A. Martinez
8375 Old Pond Creek Rd.
Pegram, TN 37143

MAP: 86

PARCEL: 8.01

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Marjorie C. Encke, Grantor herein; have bargained and sold and by these presents do convey unto Raul S. Martinez and wife, Josefina A. Martinez, Grantees herein, their heirs and assigns, the following described property:

LAND in the 9th Civil District of Cheatham County and the ____ C. D. of Davidson County, Tennessee, being **Tract No. 44** on an October 27th, 1985, survey by Winston Gaffron, Jr., R.L.S., 1070, 8386 Greenvale Drive, Nashville, Tennessee 37221, and being more particularly described according to said survey as follows:

BEGINNING at an iron pin set in the centerline of Old Pond Creek Road, said point being north 01 deg. 55' 52" west 127.24 feet from an iron pin and south 86 deg. 41' 59" east 239.94 feet from a PK nail in the center of Pond Creek Road, said point being a corner to Tract No. 71 on said survey; thence with the centerline of Old Pond Creek Road and the common line of Tract No. 71 to points as follows: south 24 deg. 07' 22" east 16.70 feet, south 13 deg. 21' 33" east 184.67 feet; south 07 deg. 39' 49" east 146.48 feet; south 07 deg. 17' 11" west 252.81 feet; south 10 deg. 12' 27" east 140.48 feet; south 43 deg. 58' 55" east 118.25 feet; south 61 deg. 33' 26" east 209.58 feet; and south 70 deg. 26' 25" east 168.15 feet to an iron pin set; thence with Claud Barnes south 03 deg. 50' 02" west 590.61 feet to a point in a creek in Walter White's line; thence with White south 89 deg. 54' 33" west 682.06 feet to a twelve-inch beech tree; thence with White, Roy Lee Close and Charles Hall south 02 deg. 00' 12" west 1182.35 feet to an iron pin in the north line of Tract No. 43 on said survey; thence with said line north 84 deg. 15' 45" west 198.42 feet to a PK nail at or near the right of way for Pond Creek Road; thence north 04 deg. 24' 33" east 1218.17 feet to an iron pin in David McGill's east line; thence north 84 deg. 25' 27" west 33.00 feet to an iron pin; thence north 05 deg. 29' 13" east 1265.43 feet to a PK nail in the centerline of Pond Creek Road; thence with the centerline of said road north 23 deg. 14' 13" east 143.34 feet to a PK nail in the centerline of said road; thence leaving said road south 86 deg. 41' 59" east 239.94 feet to an iron pin; thence north 01 deg. 55' 52" west 127.24 feet to the point of beginning and containing 24.47 acres, more or less, according to said survey.

AND BEING the same land conveyed to Grantor by deed of record in Book 366 at page 752 in the Register's Office of Cheatham County, Tennessee, and in Book 9653 at page 475 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2002 Cheatham County land taxes payment of which is assumed by grantees herein and to the right of way for Old Pond Creek Road the center of which bounds this tract according to its description.

The hereinabove described property is not the residence of grantor or any spouse of hers, she and any spouse maintaining a residence elsewhere.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this the 31 day of Oct, 2002.

Marjorie C. Encke
MARJORIE C. ENCKE

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, MARJORIE C. ENCKE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 31 day of Oct, 2002.

Nancy V Watts
NOTARY PUBLIC

My commission expires: 9-21-04

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $29,950.00.

SWORN to and subscribed before me
this the ____ day of _____, 2002.

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,950.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 04 DAY OF November 20 02.
Brandi Wheeler
Deputy Register