PICK-UP

Davidson County DEEDWARR
Recvd: 11/26/02 16:12 3pgs
Fees:18.00 Taxes:662.30
20021126-0146753

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
MICHAEL GREENWOOD AND
WIFE, MARVA DALE GREENWOOD
6809 Alto Vista Drive
NASHVILLE, TN 37205
MAP/PARCEL 129-15-0/109.00

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED SEVENTY-NINE THOUSAND AND NO/100 ($179,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, WE, **BERNHARD C. BRAEUNER AND WIFE, MARY F. BRAEUNER**, have this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL GREENWOOD AND WIFE, MARVA DALE GREENWOOD, as tenants by the entirety,** their heirs and assigns, the following described lot or parcel of land situated in **Davidson County**, Tennessee, and more particularly described as follows:

BEING Lot No. 63 on the Plan of SECTION 2, WEST MEADE HIGHLANDS, of record in Book 3700, pages 124 and 125, Register's Office of Davidson County, Tennessee.

SAID Lot No. 63 fronts 110.0 feet on the southwesterly margin of Alto Vista Drive and extends back 307.2 feet on the northwesterly line and 300.0 feet on the southeasterly line to a dead line in the rear, measuring 189.34 feet thereon.

BEING the same property conveyed to Bernhard C. Braeuner and wife, Mary F. Braeuner by deed from H. Richard Hiller and wife, Regina M. Hiller, dated November 26, 1980, and of record in Book 5684, page 147, Register's Office of Davidson County, Tennessee.

SUBJECT to Restrictions of record in Book 4132, page 146, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said MICHAEL GREENWOOD AND WIFE, MARVA DALE GREENWOOD, their heirs and assigns, in fee simple forever.

WE DO COVENANT with the said GRANTEES that we are lawfully seized and possessed of the above-described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2002 real estate taxes which are to be pro-rated, applicable zoning and building regulations and permits and all visible easements.

WE FURTHER COVENANT with the said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said MICHAEL GREENWOOD AND WIFE, MARVA DALE GREENWOOD, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS our hands this the 22nd day of November, 2002.

BERNHARD C. BRAEUNER

MARY F. BRAEUNER

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRENHARD C. BRAEUNER AND WIFE, MARY F. BRAEUNER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 22nd day of November, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$179,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 22nd day of November, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____