PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value (whichever is greater) is $140,000.00.

Affiant

Davidson County DEEDWARR
Recvd: 05/16/03 14:27 2pgs
Fees:13.00 Taxes:518.00
20030516-0067322

Subscribed and sworn to before me this 16th day of May, 2003.

Notary Public

My Commission Expires: 7-30-2005

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 312
Nashville, TN 37205

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
Tonya R. Edens 6668 S. Upton Court Nashville, TN 37209	Same	102-6-4

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; I, **Reverend James Norman Miller, as an authorized representative for St. Mary's Catholic Church, the sole residuary beneficiary under the Will of Robert Lisbon Manning, Deceased**, but not further or otherwise, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto **Tonya R. Edens, unmarried**, hereinafter referred to as Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 34 on the Plan of Charlotte Park, Section 26, as shown by plat of record in Plat Book 3700, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

Said Lot No. 34 fronts 42.0 feet in the westerly side of South Upton Court and runs back 297.07 feet, more or less, on the southerly line and 239.08 feet, more or less, on the northerly line, said line being a broken line, to the Cumberland River.

Being the same property conveyed to Robert L. Manning by Warranty Deed from Raynold Bubis, Trustee, dated 10/16/1967 of record in Book 4094, Page 374, Register's Office for Davidson County, Tennessee.

Further being the same property devised to St. Mary's Catholic Church by Last Will and Testament from Robert Lisbon Manning, filed 03/18/03 as Probate File No. 03P-407, Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2003, a lien, but not yet due and payable.

2. Restrictive covenants of record in Book 4065, page 67, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plat of record in Plat Book 3700, page 91, Register's Office for Davidson County, Tennessee.

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

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs, successors and assigns, against the lawful claims of all persons claiming, by through or under said Grantor, but not otherwise.

WITNESS my hand this 16 day of May, 2003.

ST. MARY'S CATHOLIC CHURCH

By: Reverend James Norman Miller
Reverend James Norman Miller, Pastor
Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Reverend James Norman Miller as an authorized representative for St. Mary's Catholic Church**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of May, 2003.

CHRISTIAN M. STEET NOTARY PUBLIC AT LARGE DAVIDSON

Notary Public

My Commission Expires: 7-30-2005