PICK-UP

This instrument was prepared by
David D. Peluso, Attorney at Law
106 E. Main Street, P. O. Box 250
Hohenwald, TN 38462-0250

Davidson County DEEDWARR
Recvd: 05/28/03 15:20 6pgs
Fees:33.00 Taxes:111.00
20030528-0072081

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, we, L. B. BRUMLEY, DORIS GWALTNEY, RUBY JONES, IVA LOU DEVAULT, THOMAS BRUMLEY, LEDA MAE MOORE, TAMMY BROWN RICKETTS, CAROLYN BROWN WILLIAMS, KENNETH BROWN, BOBBY BROWN, AND JAMES RICHARD BRUMLEY, being the Heirs at Law of SADIE BRUMLEY, deceased, have this day bargained and sold, and by these presents, do hereby bargain, sell, transfer and convey unto JO EVELYN BRUMLEY, a widow, her heirs and assigns, in fee simple forever, all the right, title, claim and interest we have in and unto the following-described real property situated in the Twelfth (12th) Ward of the City of Nashville in Davidson County, Tennessee, and being more particularly described as follows:

TRACT NO. ONE
BEING Lot No. 19 on the map of the subdivision of a tract of land in the 12th, formerly the 25th ward of the City of Nashville, not of record, known as the Lockhart property, described according to a copy of a survey by S. R. Sanford, Jr., Civil Engineer, December 14, 1932, as follows:

Beginning at a point in the northerly margin of Michigan Avenue at the corner of Lots Nos. 19 and 20 on said plan; said point being 460 feet east of the easterly margin of 48th Avenue north; thence with the line between said lots, northerly 155 feet to the south margin of an alley; thence with the margin of said alley easterly 50 feet to the corner of lots Nos. 18 and 19; thence with the line between said lots southerly 155 feet to the north margin of Michigan Avenue; thence with the margin of the same westerly 50 feet to the beginning.

Being the same property conveyed to James Henry Brumley and Mother, Sadie Brumley, by deed from Erbie F. Felts and wife, Opal Felts, of record in Book 3030, page 269, in the Register's Office of Davidson County, Tennessee. The said James Henry Brumley conveyed one-half right, title and interest to Jo Evelyn Brumley by quitclaim deed dated August 17, 1994, of record in Book 9438, page 869, in said Register's Office. The said Sadie Brumley having since died intestate, leaving L. B. BRUMLEY, DORIS GWALTNEY, RUBY JONES, IVA LOU DEVAULT, THOMAS BRUMLEY, LEDA MAE MOORE, TAMMY BROWN RICKETTS, CAROLYN BROWN WILLIAMS, KENNETH BROWN, BOBBY BROWN, AND JAMES RICHARD BRUMLEY as her heirs at law as evidenced by an affidavit of heirship of record at Instrument No. 200301100004622 in said Register's Office.

This property is known as Tax Map 091-08-0, Parcel 208.00 in the Tax Assessor's Office of Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN PRIOR DEED.

TRACT NO. TWO
BEING Lot No. 5 on the Revised Plan of Section One, Morrow Meadows, of record in Book 2033, page 105, Register's Office of Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the west side of Morrow Road, and runs back between lines, 140.2 feet on the north

line and 137.1 feet on the south line, to a dead line in the rear, on which it measures 50.1 feet.

Being the same property conveyed to James Henry Brumley and Mother, Sadie Brumley, by deed R. E. Boston and wife, Lacy P. Boston, of record in Book 3030, page 261, in the Register's Office of Davidson County, Tennessee. The said James Henry Brumley conveyed one-half right, title and interest to Jo Evelyn Brumley by quitclaim deed dated August 17, 1994, of record in Book 9438, page 871, in said Register's Office. The said Sadie Brumley having since died intestate, leaving L. B. BRUMLEY, DORIS GWALTNEY, RUBY JONES, IVA LOU DEVAULT, THOMAS BRUMLEY, LEDA MAE MOORE, TAMMY BROWN RICKETTS, CAROLYN BROWN WILLIAMS, KENNETH BROWN, BOBBY BROWN, AND JAMES RICHARD BRUMLEY as her heirs at law as evidenced by an affidavit of heirship of record at Instrument No. 200301100004622 in said Register's Office.

This property is known as Tax Map 091-11-0, Parcel 004.00 in the Tax Assessor's Office of Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN PRIOR DEED.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging unto the said JO EVELYN BRUMLEY, a widow, her heirs and assigns, in fee simple forever.

WE DO COVENANT with the said JO EVELYN BRUMLEY, her heirs and assigns, that we are lawfully seized and possessed of the said realty in fee simple; that the same is unencumbered, and we have a good and perfect right to convey the same.

WE DO FURTHER COVENANT and bind ourselves, our heirs and our legal and personal representatives, to forever warrant and defend the title to the above-described property unto the said JO EVELYN BRUMLEY, her heirs and assigns, against the lawful claims of all persons whomsoever.

Taxes for the tax year 2003 on the aforedescribed property shall be paid by the grantee.

Preparer is not the closing agent pursuant to Section 6045 of the Internal Revenue Code, as amended by the Tax Reform Act of 1986.

Witness my hand on this the 22nd day of April, 2003.

L. B. BRUMLEY

DORIS GWALTNEY

RUBY JONES

IVA LOU DEVAULT

THOMAS BRUMLEY

LEDA MAE MOORE

TAMMY BROWN RICKETTS

CAROLYN BROWN WILLIAMS

KENNETH BROWN

BOBBY BROWN

JAMES RICHARD BRUMLEY

STATE OF TENNESSEE

COUNTY OF Lewis

Personally appeared before me, SANDRA A. Helms,
(Name of Notary)
a Notary Public in and for the state and county aforesaid, the within-named L. B. BRUMLEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Hohenwald Tennessee, on this the 23rd day of April, 2003.

Sandra A. Helms
NOTARY PUBLIC

My commission expires June 22, 2005.

STATE OF TENNESSEE

COUNTY OF Maury

Personally appeared before me, David D. Peluso,
(Name of Notary)
a Notary Public in and for the state and county aforesaid, the within-named DORIS GWALTNEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Columbia Tennessee, on this the 23 day of April, 2003.

David D. Peluso
NOTARY PUBLIC

DAVID D. PELUSO NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires 3-21-06.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, David D. Peluso,
(Name of Notary)
a Notary Public in and for the state and county aforesaid, the within-named RUBY JONES, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Nashville Tennessee, on this the 12 day of May, 2003.

David D. Peluso
NOTARY PUBLIC

DAVID D. PELUSO NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires 3-21-06.

STATE OF TENNESSEE

COUNTY OF Lewis

Personally appeared before me, SANDRA A. Helms, (Name of Notary), a Notary Public in and for the state and county aforesaid, the within-named IVA LOU DEVAULT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Hohenwald Tennessee, on this the 22nd day of April, 2003.

Sandra A. Helms
NOTARY PUBLIC

My commission expires June 22, 2005.

STATE OF TENNESSEE

COUNTY OF Lewis

Personally appeared before me, SANDRA A. Helms, (Name of Notary), a Notary Public in and for the state and county aforesaid, the within-named THOMAS BRUMLEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Hohenwald Tennessee, on this the 22nd day of April, 2003.

Sandra A. Helms
NOTARY PUBLIC

My commission expires June 22, 2005.

STATE OF TENNESSEE

COUNTY OF Lewis

Personally appeared before me, SANDRA A. Helms, (Name of Notary), a Notary Public in and for the state and county aforesaid, the within-named LEDA MAE MOORE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Hohenwald Tennessee, on this the 22nd day of April, 2003.

Sandra A. Helms
NOTARY PUBLIC

My commission expires June 22, 2005.

STATE OF TENNESSEE

COUNTY OF Lewis

Personally appeared before me, SANDRA A. Helms, (Name of Notary), a Notary Public in and for the state and county aforesaid, the within-named TAMMY BROWN RICKETTS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Hohenwald Tennessee, on this the 25th day of April, 2003.

Sandra A. Helms
NOTARY PUBLIC

My commission expires June 22, 2005.

STATE OF TENNESSEE
COUNTY OF Lewis

Personally appeared before me, SANDRA A. Helms, (Name of Notary), a Notary Public in and for the state and county aforesaid, the within-named CAROLYN BROWN WILLIAMS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Hohenwald Tennessee, on this the 22nd day of April, 2003.

Sandra A. Helms
NOTARY PUBLIC

My commission expires June 22, 2005.

STATE OF TENNESSEE
COUNTY OF Lewis

Personally appeared before me, SANDRA A. Helms, (Name of Notary), a Notary Public in and for the state and county aforesaid, the within-named KENNETH BROWN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Hohenwald Tennessee, on this the 22nd day of April, 2003.

Sandra A. Helms
NOTARY PUBLIC

My commission expires June 22, 2005.

STATE OF TENNESSEE
COUNTY OF Lewis

Personally appeared before me, SANDRA A. Helms, (Name of Notary), a Notary Public in and for the state and county aforesaid, the within-named BOBBY BROWN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Hohenwald Tennessee, on this the 22nd day of April, 2003.

Sandra A. Helms
NOTARY PUBLIC

My commission expires June 22, 2005.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, [illegible], (Name of Notary), a Notary Public in and for the state and county aforesaid, the within-named JAMES RICHARD BRUMLEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at [illegible] Tennessee, on this the 1st day of [illegible], 2003.

[illegible]
NOTARY PUBLIC

My commission expires Nov. 28, 2006.

I or we hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $30,000.00, which amount is equal to or greater than the ~~amount~~ which the property or interest in property would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me on this 1st day of May, 2003.

NOTARY PUBLIC/REGISTER

My commission expires 11-25-2006

RENEE D. ROYER NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN

Send tax statement to: Jo Evelyn Brumley
303 49th Avenue North
Nashville, TN 37209

Person responsible for taxes: Same as above.

[c:\ws5\deed\brumley.j.eve]