THIS INSTRUMENT PREPARED BY:
BELLAR & WINKLER, ATTORNEYS
212 MAIN STREET
CARTHAGE, TENNESSEE 37030
PHONE: 615-735-1684

PICK-UP

Davidson County DEEDWARR
Recvd: 02/13/04 14:48 2pgs
Fees:13.00 Taxes:108.04
20040213-0017599

For and in consideration of the sum of TWENTY-NINE THOUSAND TWO HUNDRED ($29,200.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged; I, **MARGARET R. ROSE, a single person,** have this day bargained and sold and by these presents do hereby transfer and convey my remaining one-sixth (1/6) undivided interest unto **RENA ROSE PITTENGER, MARGARET ROSE SMITH and BILLIE ROSE DANIEL, equally as tenants in common, their heirs and assigns**, a certain tract or parcel of land lying and being in Davidson County, Tennessee and being bounded and described as follows, to–wit:

MAP NO.: 83-9 PARCEL NO.: 077.00

BEING the westerly half of Lot No. 2 of Block No. 2 on the plan of B.H. Bailey's Subdivision of part of the Allison property, as of record in Book 151, Page 73, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 2 fronts 50 feet on the southerly side of Garland Avenue and runs back between parallel lines 160 feet to an alley.

AND BEING the same property conveyed to William P. Rose and wife, Margaret R. Rose, by deed from Tom F. Jones and wife, Ruth J. Jones, dated July 5, 1946 of record in Book 1403, Page 644, Register's Office, Davidson County, Tennessee. William P. Rose is deceased and Margaret R. Rose owns this property by right of survivorship.

TO HAVE AND TO HOLD said one-sixth (1/6) undivided interest in and to said tract of land with appurtenances, estate, title and interest thereto belonging to the said **RENA ROSE PITTENGER, MARGARET ROSE SMITH, and BILLIE ROSE DANIEL, equally as tenants in common, their heirs and assigns**, forever.

I covenant with the Grantees that I am lawfully seized and possessed of said one-sixth (1/6) undivided interest in and to said tract of land in fee simple; that I have a good and lawful right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said one-sixth (1/6) undivided interest in and to said tract of land to the said **RENA ROSE PITTENGER, MARGARET ROSE SMITH, and BILLIE ROSE DANIEL, equally as tenants in common, their heirs and assigns**, against the lawful claims of all persons whomsoever.

Grantor to give grantees immediate possession.

Grantor to pay the 2002 property taxes.

Grantees to assume the 2003 property taxes.

WITNESS my signature, this the 9th day of February, 2004.

× Margaret R Rose
MARGARET R. ROSE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, A. Ranelle Brooks, a Notary Public in and for the aforesaid County and State, the within named bargainor, **MARGARET R. ROSE,** with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this the 9th day of February, 2004.

A Ranelle Brooks
Notary Public

My Commission Expires: 9/25/2004

Send 2004 property tax notice to: MARGARET R. ROSE
1204 Garland Avenue
Nashville, Tennessee 37206

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 29,200.00, which amount is equal to or greater than the property transferred would command as a fair voluntary sale.

× Margaret R Rose
Affiant

Sworn and subscribed to before me this the 9th day of February, 2004.

A Ranelle Brooks
Notary Public

My Commission Expires: 9/25/2004