PICK-UP

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $400,000.00. Joshua H. Smith Affiant Subscribed and sworn to before me, this 16th day of July, 2004. Notary Public My Commission Expires: 6-15-08

Davidson County DEEDWARR
Recvd: 07/16/04 14:12 2pgs
Fees:13.00 Taxes:1480.00
20040716-0085325

SHANE STANBACK
Notary Public - Arizona
Cochise County
Expires 06/15/08

Address New Owner As Follows: Joshua H. Smith 2215 East 5th Tucson, AZ 85719	Send Tax Bills To: First Magnus 5285 East Williams Circle Suite 2000 Tucson, AZ 85711	Map-Parcel Number: 116-15-0 077.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAMS D. GEHRES**, an unmarried man, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOSHUA H. SMITH**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 of Block 8 on the Map of the Re-subdivision of part of Royal Oaks Subdivision, as of record in Book 547, page 167, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Williams D. Gehres and wife, Aletta B. Gehres, by deed from D. & B. Construction Company, Inc. of record in Book 3033, page 277, Register's Office

for Davidson County, Tennessee. Aletta B. Gehres having since died, thereby vesting title in Williams D. Gehres as surviving tenant by the entirety.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easement for Sanitary Sewer of record in Book 5808, page 657, said Register's Office.

3. All matters as shown on the Plan of record in Book 547, page 167, Register's Office for Davidson County, Tennessee.

This is improved property known as 4316 Signal Hill Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 16th day of July, 2004.

Williams D. Gehres

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAMS D. GEHRES**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of July, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007