WARRANTY DEED

BOOK 3869 PAGE 896

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Pickett (NAME)	James C. Pickett (NAME)	Map 72-10
1900 Graybar Lane (STREET ADDRESS OR ROUTE NUMBER)	1900 Graybar Lane (STREET ADDRESS)	Par. 42-43
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	15D 31168
		15D 31170
		mc

For and in Consideration of the sum of ($7,000.00)

SEVEN THOUSAND & NO/100-- *DOLLARS*

of which the sum of $2,861.36 has been paid in cash by James C. Pickett and wife, Lois T. Pickett, the receipt of which is hereby acknowledged; and for the remainder of $4,138.64 the said James C. Pickett and wife, Lois T. Pickett, have assumed and agreed to pay that amount representing the unpaid balance of a vendor's lien note, now on property hereinafter described as Tract No. 2 and hereby conveyed, subject to all terms and conditions thereof, payable in monthly installments of $50.00 each, which includes principal and interest at 6% per annum, the first installment as assumed herein falling due February 27, 1965 and the remainder, respectively, on the 27th days of each consecutive month thereafter, and said vendor's lien is retained in the deed from Mrs. Mary M. Borum to C. W. McDowell, Jr. and wife, Jean McDowell, of record in Book 2447, page 372, Register's Office for Davidson County, Tennessee, to secure the payment of said note dated August 27, 1955; and reference is hereby given to said record for a more complete description.

We, C. W. McDOWELL and wife, JEAN McDOWELL,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES C. PICKETT and wife, LOIS T. PICKETT, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1- Being a part of Lot No. 24, on the Plan of Keller's Subdivision of the Maxey Homeplace, as of record in Book No. 421, page 86, Register's Office for Davidson County, Tennessee.
BEGINNING at a point in the westerly margin of Scott Avenue, being the northeast corner of the property conveyed to Billie D. Weaver and wife, by deed from James W. Robertson and wife, Nellie J. Robertson, as of record in Book 2696, page 619, said Register's Office; thence along the Weaver's north line westerly 160 feet, more or less, to a point in the line of Lots Nos. 23 and 24, Weaver's northwest corner; thence with the line between Lots Nos. 23 and 24 northerly 50 feet to a point; thence easterly 160 feet, more or less, with the original northerly line of the tract conveyed to the grantors by deed of record in Book 1273, page 100, to the westerly margin of said Scott Avenue; thence with the margin of same, southerly 50 feet to the beginning.
BEING the same property conveyed to C. W. McDowell and wife, Jean McDowell, by deed from Mary M. Borum, of record in Book 3065, page 165, Register's Office for Davidson County, Tennessee.

TRACT NO. 2- Being the southerly 70 feet of the northerly 99 feet of Lot No. 24 on the Plan of Keller's Subdivision of the Maxey Home Place, as of record in Book 421, page 86, Register's Office for Davidson County, Tennessee.
BEGINNING at a point on the westerly side of Scott Avenue, said point being the southeast corner of property owned by C. W. Smith and wife, as of record in Book 620, page 225, running thence south with the westerly margin of Scott Avenue 70 feet; thence westerly 160 feet, more or less, to the dividing line between Lots Nos. 23 and 24 in said plan; thence with said dividing line northerly 70 feet; thence eastwardly with the southerly margin of C. W. Smith's property 170 feet, more or less, to the point of beginning.
BEING the same property conveyed to C. W. McDowell, Jr., and wife, Jean McDowell, by deed from Mrs. Mary M. Borum, of record in Book 2447, page 372, Register's Office for Davidson County, Tennessee.

1- A five foot strip along the southerly line is dedicated to widen street. (Tract No. 1)

unimproved ( )
This is improved ( ) property, known as .....
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James C. Pickett and wife, Lois T. Pickett, their .....*heirs and assigns, forever.*

And we *do covenant with the said* James C. Pickett and wife, Lois T. Pickett, *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except by 1965 taxes, pro rated as of even date herewith, and assumed for payment by the grantees when due and payable, and by vendor's lien note as hereinabove assumed by the grantees herein.

And we, C. W. McDowell and wife, Jean McDowell, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James C. Pickett and wife, Lois T. Pickett, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 25th *day of* February, , *19*65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DOCUMENTARY
UNITED STATES
INTERNAL REVENUE
30
THIRTY CENTS

Mr C W McDowell jr.
Mrs Jean McDowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alfred Green, *a Notary Public in and for said County and State, the within named* C. W. McDowell and wife, Joan McDowell,

*the bargainor*s*, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 25th *day of* February, *19* 65.

Alfred Green, *Notary Public.*

Commission Expires Oct. 23, 1967.

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

Pickett Realty Co.

WARRANTY DEED

FROM

C. W. McDOWELL and wife, JEAN McDOWELL,

TO

JAMES C. PICKETT and wife, LOIS T. PICKETT.

BOOK 3869 PAGE 899

STATE TAX $ 1050
PROBATE 1750
TOTAL $ 14

MAR 15 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID MAR 15 1965

72529

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 15 10 05 AM '65

NOTE PAGE 111 PAGE 204
RECORDING FEE 200
DEP. REG.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE