PREPARED
TOM G. COLEMAN
ATTORNEY
1720 PARKWAY TOWERS
NASHVILLE, TENNESSEE

BOOK 4295 PAGE 210

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 19 68

Notary Public

MY COMMISSION EXPIRES: April 29, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TOM G. COLEMAN, JR., ATTORNEY AT LAW, 1720 PARKWAY TOWERS, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES L. PICKNEY ET UX	CHARLES L. PICKNEY ET UX	11W-69910
(NAME)	(NAME)	
River Road, Route #2		Map 92-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.		Par 30
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SOPHRONIA JANE Young, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES L. PICKNEY AND WIFE, MARGARET ANN PICKNEY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 9 of Block 3 of the Charlotte Park Company's Second Addition to Nashville, a Plan of which is registered in the Register's Office of Davidson County, Tennessee, in Book 57, pages 160 and 161.

Said lot, according to said plan, fronts 54 feet on the south side of Charlotte Turnpike, now Charlotte Avenue, and runs back 150 feet to a twenty foot alley where it fronts, according to said plan, 56 feet on said alley.

Being the same property conveyed to Sophronia Jane Young by deed from J. B. Higgins and wife, Rebecca Higgins, of record in Book 562, page 181, Register's Office for said County.

DEC 18 68	CONV	10,500.00			
DEC 18 68 S'TAX			B*	27.30	
DEC 18 68 PR'FEE			B*	.50	
DEC 18 68	W'DEED		B*	3.00	* 30.80

This is unimproved ( ) improved ( ) property, known as 3719 Charlotte Ave., Nashville, Tenn.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of December, 19 68

Sophronia Jane Young.

STATE OF TENNESSEE
Davidson County

BOOK 4295 PAGE 21

Personally appeared before me, Joan Borders, a Notary Public in and for said County and State, the within named Sophronia Jane Young

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 1968.

Commission expires Apr 19, 1971 Joan Borders
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

SOPHRONIA JANE YOUNG

TO

J. B. HIGGINS ET UX

A 24384

IDENTIF. REFERENCE

DEC 18 8 56 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.