BOOK 1387 PAGE 718

THIS INSTRUMENT PREPARED BY:
Richard D. Taylor, Attorney
Court Square Building
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Van Pickett et ux (NAME:)	United Mortgage Servicing Corp. (NAME:)	Map 117-8
1504 Clayton Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par 161
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and NO/100----------
----------($10.00)- *Dollars,*
and the agreement of the grantees, herein, Charles Van Pickett and wife, Rosetta Pickett, to assume the balance of $11,640.09, due and owing on a promissory note secured by a deed of trust of record in Book 3992, page 796, Register's Office for Davidson County, Tennessee.

We, Edward H. Derrick and wife, Shirley Ann Derrick,
have this day bargained and sold, and do hereby transfer and convey unto the said Charles Van Pickett and wife, Rosetta Pickett----------
----------their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 198 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, more particularly described as follows:

SAID Lot No. 198 fronts 60 feet on the northerly margin of Clayton Avenue and runs back between parallel lines 140 feet to an alley.

BEING the same property conveyed to Edward H. Derrick and wife, Shirley Ann Derrick, by deed from Norma W. Derthick, unmarried, of record in Book 3992, page 795, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $15,500.00

Subscribed and sworn to before me, this the 18th day of December, 19 69

Affiant Edward H. Derrick

My commission expires: January 31, 1973 (Affix Seal)

Notary Public Jerrine C. Burgess

This is unimproved (XX) improved property, known as 1504 Clayton Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Charles Van Pickett and wife, Rosetta Pickett----------
----------their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles Van Pickett and wife, Rosetta Pickett--
----------their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 18th day of December, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward H. Derrick
EDWARD H. DERRICK

Shirley Ann Derrick
SHIRLEY ANN DERRICK

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thomas A Burgess, *a Notary Public in and for said County and State,* Edward H. Derrick and wife, Shirley Ann Derrick-----

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the within named 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 ... *day of* December, *1969.*

Commission expires July 31, 1973 Thomas A Burgess *Notary Public*

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 ...

DEC 19 69 CONV 15,500.00
DEC 19 69 S'TAX A* 40.30
DEC 19 69 PR'FEE A* .50
DEC 19 69 W'DEED A* 3.00 * 43.80

WARRANTY DEED

FROM
EDWARD H. DERRICK and wife,
SHIRLEY ANN DERRICK
TO
CHARLES VAN PICKETT and wife,
ROSETTA PICKETT

A 6 4 1 2 1

IDENTIF. REFERENCE

DEC 19 4 00 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE