BOOK 1472 PAGE 350

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Roger Hutton Buchanan and Jack P. Pickard	same	Map 140
McCrory Lane, Route 1		Par 13
Kingston Springs, Tenn. 37082		mp

FOR AND IN CONSIDERATION of the sum of Ten & No/100 Dollars ($10.00) cash in hand paid by Roger Hutton Buchanan and Jack P. Pickard, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, CHARLYNE PICKARD, an unmarried woman, have this day bargained and sold, and do hereby transfer and convey unto the said Roger Hutton Buchanan and Jack P. Pickard, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

In the 9th formerly the 14th Civil District of Davidson County, Tennessee, on McCrory Road beginning at a Beech in Farris' Northeast corner and being the Northwest corner of the property conveyed to Earl A. Brown by deed from Jesse B. Turner September 10, 1946.

Thence with Farris' line So. 3 deg. West 366 ft. to the center of the McCrory Road.

Thence So. 48 deg. East meandering with center of said road 366 ft.
Thence So. 62 deg. East with center of road 690 ft.
Thence leaving said road going No. 15 deg. East 990 ft. more or less to an Iron Stake; said stake being also the corner of W. D. Hutton's land, and, Ritt track also.

Thence No. 88 deg. West with the Ritt line 1165 ft. more or less to the beginning.

Containing 14 acres, be the same more or less.

Surveyed by S. H. Hutchison, March 11, 1949.

This being the same property conveyed to Jack Pickard and wife, Charlyne Pickard by Earl A. Brown and wife, Mary Brown, by warranty deed dated April 4, 1949, of record in Book 1714, Page 27, R.O.D.C., the same property that Jack Pickard was divested of all interest therein by divorce decree dated September 14, 1970, in case of Charlyne Hutton Pickard vs. Jack Monroe Pickard, et al, in the Fourth Circuit Court of Davidson County, Tennessee, at Nashville, Docket No. 58461, said decree being recorded in Book No. _____, Page _____.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 7,000.00 .

Charlyne H. Pickard
Affiant

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this the 5th day of January, 1971.

Notary Public

My Commission Expires: 5-11-71

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Roger Hutton Buchanan and Jack P. Pickard, their heirs and assigns, forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good 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 real estate to said Roger Hutton Buchanan and Jack P. Pickard, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 5th day of January, 1971.

Charlyne Pickard

291

T REFERENCE

9 23 AM '71

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, John T Conners Jr a Notary Public in and for said County and State, Charlyne Pickard, the within-named 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 5th day of January, 1971.

Notary Public

My Commission Expires: 5-11-71

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Prepared By:

John T. Conners

BOULT, HUNT, CUMMINGS & CONNERS
700 American Trust Building
Nashville, Tennessee 37201
244-2582

JAN-8-	CONV	*7,000.00				
JAN-8-	S'TAX		A*	18.20		
JAN-8-	PR'FEE		A*	.50		
JAN-8-	W'DEED		A*	3.00	*	21.70