$22,000

BOOK 4673 PAGE 477

WARRANTY DEED

THIS INSTRUMENT PREPARED BY: B. B. Doubleday, Jr., 1700 Hayes Street Nashville, Tennessee 37203

NEW OWNER'S ADDRESS:
James C. Pickett
1900 Graybar Lane
Nashville, Tenn. 37215

SEND TAX BILLS TO:
Same Address

MAP & PARCEL NOS.
Tract No. 1:
Map 82-4, Parcel 210;
Tract No. 2:
Map 81-2, Parcel 56;
Tract No. 3:
Map 92-6, Parcel 61

For and in consideration of a sum of $10.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I B. B. Doubleday, Jr., hereinafter called the Grantor have bargained and sold and by these presents do transfer and convey unto James C. Pickett and wife Lois Temple Pickett, hereinafter called Grantees, their heirs and assigns, three tracts of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. 1

Land in Davidson County, Tennessee, being parts of Lots No. 8 and 9 on the Plan of Thornby Place, as of record in Book 332, page 3, R.O.D.C.

Beginning at an iron pin in the common line 9 & 10 on above mentioned plan. Said iron pin being located N. 83" 50' W a distance of 37.8 feet, from the westerly margin of McFerrin Ave. as now widened, running thence N-83" 50' W a distance of 37.2' to an old clay sewer pipe filled with concrete located in the common line of Lots No. 9 and 10, south 83-50' E., a distance of 60.0' from the southeast corner of said Lots No.s 9 & 10. Thence N-4 00' E a distance of 104.7 to right-of-way established by State Highway Department (Sharpe Avenue), passing old clay sewer pipe filled with concrete at 102.5', thence with the south margin of Sharpe Avenue as established by State Highway Department S-86 00" E a distance of 46.4' to an iron pin the beginning of a curve to the right thence around a curve to right of a distance of 30.7 feet ro an iron pin located in the westerly margin of McFerrin Avenue, as established by State Highway Department, thence with the westerly margin of McFerrin Avenue, as established by State S-22 00' W a distance of 87.3 feet to the point of beginning, containing 5,879 square feet.

There is hereby conveyed an easement for a slope: Beginning at a point 41 feet, more or less, west of George W. Turner's southeasterly property corner; thence running northeasterly 82 feet, more or less, to a point; thence running northwesterly 30 feet more or less, around a curve to the left with a radius of 17 feet; thence running westerly 18 feet, more or less, along Turner's northerly boundary line; thence running southerly 23 feet, more or less, to a poing; thence running southwesterly 37 feet, more or less, to a point on Turner's southerly boundary line; thence running easterly 15 feet, more or less, along Turner's southerly boundary line back to the point of beginning, containing 1,600 square feet.

Being the same property conveyed to B. B. Doubleday, Jr., by deed from Haywood Realty Company of record in Book 4081, page 248, Register's Office for Davidson County, Tennessee.

TRACT NO. 2

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Buena Vista Heights, of record in Book 161, page 19, Register's Office for said County.

Said Lot No. 132 fronts 50 feet on the northerly side of Cecilia, formerly McKinney or Spring Street and run back between parallel lines 140 feet to an alley.

Being part of the same property conveyed to B. B. Doubleday, Jr. by deed from Josephine D. Doubleday of record in Book 4232, page 407, Register's Office for Davidson County, Tennessee.

TRACT NO. 3

Land in Davidson County, Tennessee, being Lot No. 259 of Block 13 on Map of Heffernan Place, as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.
Said Lot No. 259 fronts 50 feet on the southerly side of Eden Street and runs back between parallel lines 150 feet to an alley.
Being the same property conveyed to B. B. Doubleday, Jr. by deed from Harlan Martin, Trustee, of record in Book 4544, page 722, said Register's Office.

Josephine Doubleday, wife of B. B. Doubleday, Jr. has designated lot No. 62 on the Plan of Chickering Hills, Section 3, of record in Book 2663, page 17, Register's Office, Davidson County, Tennessee as the parcel of property upon which she is to claim homestead, said instrument being of record in Book 3837, page 248, Register's Office, Davidson County, Tennessee.

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 I do covenant with the said Grantees that we are lawfully seized and possessed of said land and fee simple, have a good right to convey it, and the same is unencumbered; 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.

WITNESS MY HAND this 17th day of January 1973.

B 9 1 7 9 5

IDENTIF. REFERENCE

JAN 19 2 01 PM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

B B Doubleday Jr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Frances Eiras, a Notary Public in and for the said County and State the within named B. B. Doubleday, Jr., the bargainor, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of January 1973.

Frances Eiras
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN. LICENSED EXPIRES 8/17/76

My commission expires 8/17/76

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $22000.00. Affiant Christine Worley
Subscribed and sworn to before me this 19th day of January 1973
Deputy Register C. W. Stevens

JAN 19	CONV	22,000.00				
JAN 19	S'TAX		A*	57.20		
JAN 19	PR'FEE		A*	.50		
JAN 19	W'DEED		A*	4.00	*	61.70