FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 75

Notary Public

MY COMMISSION EXPIRES: 1-21-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Hart (NAME)	Allstate Enterprises Mtg. Corp. (NAME)	Map 161-6
5153 Whitaker Drive (STREET ADDRESS OR ROUTE NUMBER)	627 South Manchester Avenue (STREET ADDRESS)	Parcel 232
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Anaheim, California 92803 (CITY) (STATE) (ZIP)	6DU-74524

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, Richard W. Pickering et ux Karen H. Pickering

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David J. Hart et ux Sonia Hart

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:

BEING Lot No. 131 on the Plan of Huntington Park, Section II, as of record in Book 4175, Page 108, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Richard W. Pickering et ux Karen H. Pickering by deed from James H. McPherson, Jr. et ux Sarah W. McPherson, as of record in Book 4787, Page 298, Register's Office for said County.

THIS conveyance is subject to all restrictions and easements found of record in the Register's Office for said County.

THE said Kenneth B. Patterson acting as Attorney-In-Fact by Power of Attorney recorded in Book _____, Page _____, Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5153 Whitaker Drive, Nashville, Tennessee 37211
(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 31st day of October 19 75

Kenneth B. Patterson
Attorney-In-Fact

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth B. Patterson, Attorney-in-Fact

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of October 19 75

Commission expires 2-29-79

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

D.22602

WARRANTY DEED

FROM
RICHARD W. PICKERING ET UX
KAREN H. PICKERING,

TO
DAVID J. HART ET UX
SONIA HART

IDENTITY REFERENCE

Nov 3 10 11 AM '75

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

(File Box 12)

NOV-3 75	CONV	37,500.00			
NOV-3 75 S'TAX			A*	97.50	
NOV-3 75 PR'FEE			A*	.50	
NOV-3 75 W'DEED			A*	4.00	* 102.00