BOOK 5028 PAGE 682

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 1976.

Notary Public

MY COMMISSION EXPIRES: 8/17/76

(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
Tom Brannon (NAME)	Mortgage Associates, Inc. (NAME)	9H-02660
4011 Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., #300 (STREET ADDRESS)	132-02
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	70

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, James W. Pickle et ux Charlotte Pickle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tom Brannon et ux Angie Brannon

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 part of Lot No. 5, on the Revised Plan of Thompson's Glen Leven Subdivision, as of record in Plan Book 3, page 20, Chancery Court, Davidson County, Tennessee:

SAID portion of Lot No. 5 fronts 309 feet on the westerly margin of Franklin Road; runs back between parallel lines 363.8 feet to the rear of said lot which measures 309 feet.

BEING the same property conveyed to James W. Pickle by deed from Donald J. Stover et ux Mary Stover of record in Book 4980, page 989, said Register's Office.

THIS conveyance is made subject to all restrictions and easements as of record in the Register's Office, Davidson County, Tennessee.

Together with a 60 foot easement for driveway purposes only constituting the easterly 60 feet of Lot No. 13 and along the dividing line between Lots 13 and 5 to constitute an outlet for tenants of houses on the westerly edge of Lot 5 to the northerly edge of Lot 14, where it connects with a like or similar easement to Glen Leven Drive; which said easement shall be for ingress and egress to residences along the westerly boundary of said Lot 5 and for no other purpose. Said property is conveyed subject to an easement for telephone lines, etc., of record in Book 382, page 531, said Register's Office. ALSO see Book 1718, page 598, said Register's Office for Certificate of Abandonment No 62891.

Charlotte Pickle hereby joins in to convey her rights, especially her marital rights. GRANTEES herein agree to assume and pay a first mortgage of record in Book 4969, page 818, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 4011 Franklin Road, Nashville, Tennessee 37204
(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 our hands this 20th day of May, 1976

James W. Pickle

Charlotte Pickle

BOOK 5028 PAGE 683

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Pickle et ux Charlotte Pickle

the bargainors, 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 20th day of May 19 76

Commission expires 8-12-77

Jean C. Elliott
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
JAMES W. PICKLE ET UX

TO
TOM BRANNON ET UX

D 50712

IDENTIF. REFERENCE

MAY 25 10 33 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Filed for Rec'd

MAY25	CONV	87000.00			
MAY25 S'TAX			B*	226.20	
MAY25 PB'FEE			B*	.50	
MAY25	W'DEED		B*	4.00	* 230.70