FORM NO. WD-1

BOOK 5063 PAGE 979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 1976

Notary Public

MY COMMISSION EXPIRES: 5-14-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Alan L. Saturn, Esquire, 24th Floor, First American Center, Nashville, Tn. 37238

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN L. PICKLER, et ux (NAME)	SAME (NAME)	
Box 214 Route 1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	113
Pegram, Tenn 37143 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	33 Pt

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, BEVERLY SEXTON, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN L. PICKLER and wife, MYRNA P. PICKLER

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:

A Tract of land in the 9th Civil District of Davidson County, Tennessee on the southerly side of Old Charlotte Pike, described according to a survey made by Ralph W. C. Lambert, Surveyor on May 9, 1959, as follows:

BEGINNING at a point in the center line of Old Charlotte Road at a stake in the property line between the lands of Herbert Cranch and Harry L. Jones; thence running with the said dividing line south 40° east 150 feet to an iron pin; thence south 15° 30' east 100 feet to a stone pile; thence 23° south east 105 feet to a stake; thence so 32° west 59 feet to a stake; thence south 23° east 470 feet to a poplar tree across the branch thence south 48° 30' east 226 feet to an iron pin; thence north 24° 15' west 305 feet to the center of an 8' X 10' spring reservoir; north 72 feet east to a point in the center of the water pump; it is the intention of the parties that this line should pass through the center of the entire water system; thence north 18° west 723 feet through the center of the pressure tank of said water system to a stake and iron pin in the center of the Old Charlotte Road; thence with the center of said road in a southwestwardly direction 187.9 feet to the point of beginning, containing 3.62 acres, more or less.

BEING the same property conveyed to Willoughby Randall Sexton, [illegible] deed, and Beverly Jean Sexton by warranty deed from Harry L. Jones and wife, Virginia E. Jones, of record in Book 2906, page 279, Register's Office for Davidson County.

unimproved ( )
This is improved ( ) property, known as _____
(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 _____ hand _____ this 30th day of August, 1976

Mrs Beverly J Sexton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BEVERLY SEXTON

the 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 30th day of August 1976

Commission expires 5/14/80

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

BEVERLY SEXTON

TO

JOHN L. PICKLER et ux,

MYRNA P. PICKLER

MAIL TO:
ALAN L. SATURN
24TH FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TN.
37238

D 6 5 7 7 7

IDENTIF REFERENCE

AUG 31 10 53 AM '76

FEE
DAVIDSON CO. REG'R, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 31 76	CONV	46,000.00		
AUG 31 76	S'TAX		B* 119.60	
AUG 31 76	PR'FEE		B* .50	
AUG 31 76	W'DEED		B* 4.00	* 124.10