THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

BOOK 5101 PAGE 880

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Pickel, Jr.	James R. Pickel, Jr., et ux	Map 116-14
(NAME) 429 Jackson Boulevard	(NAME) 429 Jackson Boulevard	Par 122
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,*

cash in hand paid by the grantees; JAMES R. PICKEL, JR., and wife, HADEN H. PICKEL, and other good and valuable considerations, receipt of which is hereby acknowledged;

We, JAMES T. LAWSON and wife, ERNESTINE T. LAWSON,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES R. PICKEL, JR., and wife, HADEN H. PICKEL, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lots Nos. 35, 36, 37, 38, 39 and a 25-foot strip on the Plan of W. S. Bransford's Subdivision, of record in Book 4460, Page 128, Register's Office for said County.
Said lot fronts 332.5 feet on the westerly margin of Jackson Boulevard and runs back 298.74 feet on the northerly line and 325.95 feet on the southerly line to a dead line in the rear, and measures 328.36 feet.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Lots Nos. 35, 36, 37, 38, 39 and a 25-foot strip on the Plan of W. S. Bransford's Subdivision, of record in Book 4460, Page 128, Register's Office for said County.
Said lot fronts 202.5 feet on the westerly margin of Jackson Boulevard and runs back 275 feet on the northerly line and 298.74 feet on the southerly line to a dead line in the rear and measures 200 feet.

Being the same property conveyed to James T. Lawson and wife, Ernestine T. Lawson, by deed from Third National Bank of Nashville, Executor and Testamentary Trustee under Will of Allen Dobson, deceased, of record in Will Book 93, Page 420, Probate Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 360,000.00

Subscribed and sworn to before me, this the 29th day of December, 19 76.

Affiant

My commission expires 1-29-77 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 429 Jackson Boulevard, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JAMES R. PICKEL, JR., and wife, HADEN H. PICKEL, t heir

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES R. PICKEL, JR., and wife, HADEN H. PICKEL, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 29th *day of* December, *1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ernestine T. Lawson

James T. Lawson

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and said County and State, James T. Lawson and wife, Ernestine T. Lawson,

the within named bargainor... 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 29th day of December, 1976.

Notary Public

Commission expires 1-29-77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ..., with whom I am personally acquainted, and who, upon oath, acknowledged ...self to be ... of the ..., the within named bargainor, a corporation, and that ...he as such ..., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ...self as ...

Witness my hand and seal, at office in ..., this ...day of ..., 19...

Notary Public

Commission expires ...

Title Book #9

WARRANTY DEED

FROM

JAMES T. LAWSON, ET UX

TO

JAMES R. PICKEL, JR.,

ET UX

DEC30'76 CONV * 360.000.00
DEC30'76 STAX B* 936.00
DEC30'76 RNTEE B* .50
DEC30'76 W'DEED B* 4.00 * 940.50

D 83375

IDENTIF. REFERENCE

DEC 30 2 11 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238