Mail to: Pete Lunati Realty Company, 4741 Trousdale Drive, Nashville, Tennessee 37220

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Paul A. Boensch,Jr. Et Ux

TO

James J. Pickler Et Ux

For draftsman's use

This instrument prepared by
Pete Lunati Realty Company
4741 Trousdale Drive
Nashville, Tennessee 37220

BOOK 5136 PAGE 941

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Pickler (NAME)	Third National Mortgage Company (NAME)	162-5
409 Ocala Court North (STREET ADDRESS OR ROUTE NUMBER)	Third National Bank Building (STREET ADDRESS)	236
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

D9913 4

T
IDENTIFICATION REFERENCE

APR 18 10 30 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 39,100.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 19 77.

_____ Notary Public

MY COMMISSION EXPIRES: August 26, 1980

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)----------DOLLARS

cash in hand paid by James J. Pickler and wife, Charlotte Trusty Pickler, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the agreement by the said James J. Pickler and wife, Charlotte Trusty Picker to pay the unpaid balance of a loan in the original amount of $35,250.00 secured by deed of trust of record in Book 4877, Page 877, Register's Office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein.

Paul A. Boensch,Jr. and wife, Jeane B. Boensch

have bargained and sold, and by these presents do transfer and convey unto the said

James J. Pickler and wife, Charlotte Trusty Pickler

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 100 on the Plan of Resubdivision of Lots 87 and 95 through 101 on the Plan of Hickory Valley Subdivision, Section 3, of record in Book 4715, Page 29, Register's Office for said County.

SAID Lot No. 100 fronts 74 feet on the easterly margin of Ocala Court North and extends back 174.11 feet on the northerly line and 173.52 feet on the southerly line to a dead line measuring 89.38 feet thereon.

BEING the same property conveyed to Paul A. Boensch,Jr. and wife, Jeane B. Boensch by deed from Randall Phillips Builders, Inc., of record in Book 4877, Page 875, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plat of record which shows an owner's certificate, a 30-foot minimum building setback line from Ocala Court North and a 10-foot easement for public utility and drainage purposes along the rear line of said lot; a 9 x 25-foot utility anchor easement located on the southwest front corner of said lot; restrictions of record in Book 4630, Page 506, said Register's Office.

BOOK 5136 PAGE 942

WD-2

This is Unimproved ( ) Improved (X) property, known as 109 Ocala Court North (House Number) (Street) Nashville (P. O. Address: City or Town) 37211 (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James J. Pickler and wife, Charlotte Trusty Pickler their heirs and assigns, forever.

And we do covenant with the said James J. Pickler and wife, Charlotte Trusty Pickler 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, except as of record.

And we, Paul A. Boensch, Jr. and wife, Jeane B. Boensch do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James J. Pickler and wife, Charlotte Trusty Pickler, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 15th day of April, 1977

Paul A. Boensch
PAUL A. BOENSCH, JR.

Jeane B. Boensch
JEANE B. BOENSCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul A. Boensch, Jr. and wife, Jeane B. Boensch

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 15th day of April, 1977.

DAYNE DUFF NOTARY PUBLIC DAVIDSON CO. TENN.

Dayne Duff, Notary Public.

Commission expires August 26, 1980.

APR 18 CONV 39,100.00
APR 18 S'TAX B* 101.66
APR 18 PR'FEE B* .50
APR 18 W'DEED B* 4.00 * 106.16

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 .