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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Janet Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 19 78

Betty B. Chesser
Notary Public

MY COMMISSION EXPIRES: 8/15/79

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 20th Floor, 1st American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwayne W. Pickering, et ux (NAME)	FIRST TENNESSEE BANK, N.A. MEMPHIS (NAME)	Map 107-9
901 Patricia Drive (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Division P. O. Box 474 (STREET ADDRESS)	Par 30
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee - 38101 (CITY) (STATE) (ZIP)	2DU-53730

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, DONALD BAXTER WISER, Administrator of the Estate of Thomas Baxter Wiser, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DWAYNE W. PICKERING and wife, SHERRI L. PICKERING

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:

LAND in Davidson County, Tennessee, being Lot No. 96 on the Plan of Patricia Heights, Section I, as of record in Book 2331, pages 130 and 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property vested in Thomas B. Wiser by deed of record in Book 3347, page 561, Register's Office for Davidson County, Tennessee, and by virtue of a decree of the Circuit Court at Davidson County, Tennessee, being Docket # 47231, Minute Book 47, page 264. The said Thomas B. Wiser is now deceased and Donald Baxter Wiser has been appointed Administrator of his estate by virtue of an order of the Probae Court of Davidson County, Tennessee, Docket No. 55319, dated December 4, 1970, Minute Book 215, Page 120. Thomas B. Wiser and Thomas Baxter Wiser are one and the same person.

This is unimproved ( ) improved (X) property, known as 901 Patricia Drive, Nashville, Tennessee - 37217
(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 15th day of February, 19 78

Donald Baxter Wiser, Administrator of Estate of Thomas Baxter Wiser, Deceased

Donald Baxter Wiser

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 Donald Baxter Wiser,

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 15th day of February 19 78

Commission expires 8/15/79

Betty D. Chesney
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

WARRANTY DEED

FROM

DONALD BAXTER WISER, Administrator of Estate of

TO Thomas Baxter Wiser

DWAYNE W. PICKERING, et ux

F 5 1 1 3 1

IDENTIF. REFERENCE

FEB 17 11 44 AM '78

FELIX A. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

FEB 17 78	CONV	32,500.00		
FEB 17 78	S'TAX		B*	84.50
FEB 17 78	R'TEE		B*	.50
FEB 17 78	M'DEED		B*	4.00
			*	89.00

Alan L. Saturn, Attorney File Box 7

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.