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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 $ 28,500.00

Dale A. Pickens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 1978.

Notary Public

MY COMMISSION EXPIRES: 6-24-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale A. Pickens (NAME)	Dobson & Johnson, Inc. (NAME)	4D-29042
4226 Wood Avenue (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	64-9
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	153

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, Michael Leon Simpkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dale A. Pickens et ux Jamie K. Pickens

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. 51 and the southerly one-half of Lot 52, on the Plan of Berryville, W. A. Bryan's Subdivision of the Berry Tract, Block 4, of record in Book 421, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 and the southerly one-half of Lot 52 front together 75 feet on the easterly side of Wood Avenue and extend back 210 feet on the south side and 187.5 feet, more or less, on the north side to an alley, on which it measures 78.75 feet more or less.

Being the same property conveyed to Michael Leon Simpkins, an unmarried person, by deed from Terry E. Debolt and wife, Judy E. Debolt, of record in Book 4839, page 428, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.
Regina L. Simpkins joins in to convey any rights she may, especially her marital rights.

unimproved ( )
This is improved (X) property, known as 4226 Wood Avenue (House Number) (Street) Old Hickory, TN 37138 (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 2ND day of MAY, 19 78

Michael Leon Simpkins

Regina L. Simpkins: x Regina L. Simpkins

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 Michael Leon Simpkins et ux Regina L. Simpkins

the bargainor~~s~~, 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 2ND day of MAY 1978.

Commission expires 6-24-80

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 (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

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WARRANTY DEED

FROM
Michael Leon Simpkins

TO
Dale A. Pickens

IDENTIF. REFERENCE

MAY 4 11 13 AM '78

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

File Slip # 12

MAY-4 78	CONV	28,500.00			
MAY-4 78	S'TAX		B*	74.10	
MAY-4 78	PR'FEE		B*	.50	
MAY-4 78	W'DEED		B*	4.00	* 78.60