ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jack P. Pickard, et ux.	Same	Map 140
(NAME) Rt. 1, McCrory Lane	(NAME)	P/O Parc. 35
(STREET ADDRESS OR ROUTE NUMBER) Kingston Springs, TN 37082	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5586 PAGE 617

For and in consideration of the sum of Four Thousand Three Hundred and Seventy Five---- ($4,375.00)---------- DOLLARS

Cash paid by Buyers receipt of which Grantor hereby acknowledges,

I, Charlyne Hutton Pickard, a single person

have bargained and sold, and by these presents do transfer and convey unto the said Jack P. Pickard and wife, Judy Nash Pickard

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

Being a portion of Tract No. 8 of the R. N. Hutton Estate on McCrory Lane and being situated within the Ninth Civil District of Davidson County, Tennessee, described as according to a survey performed by Carlisle & Brown dated March 28, 1980 as follows:

Beginning at an iron pin located in the westerly margin of McCrory Lane, said iron pin being the northwest corner of the property owned by Jack Pickard and the northeast corner of the herein described land: thence leaving McCrory Lane S 34° 56' W a distance of 1518.43 feet to an iron pin; thence N 7° 23' W a distance of 119.30 feet to an iron pin; thence N. 34° 09' E a distance of 1431.34 feet to an iron pin in the westerly margin of McCrory Lane; thence with the westerly margin of McCrory Lane S 54° 30' W a distance of 100.00 feet to the point of beginning, containing 3.04 acres more or less.

Being a part of the same property conveyed to Charlyne Hutton Pickard by deed from First American National Bank of Nashville, Tennessee, Executor of the Estate of Roger N. Hutton as recorded in Book 4625, page 476, R.O.D.C. Tennessee.

This is unimproved ( ) / improved (X) property, known as Rt. 1, McCrory Lane, Kingston Springs, TN 37082
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 2nd day of April, 19 80.

Charlyne Hutton Pickard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5586 PAGE 618

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlyne Hutton Pickard

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, this 3rd day of April, 19 80.

My commission expires 4/18/82 Notary Public Harold E. Collins

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 4,375.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Charlyne Hutton Pickard

Sworn to and subscribed before me
this 3rd day of April, 19 80.

My commission expires 4/18/82 Notary Public Harold E. Collins

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Name	Address
H.E. Collins, Attorney	802-51st Ave. N., Nashville, TEnnessee 37209

PUSH

1539 04/03 17.94- CHECK

WARRANTY DEED

FROM

TO

F 83475

IDENTIF. REFERENCE

APR 3 1 15 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5586 PAGE 619

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			4375.00- CO	
			11.44 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 17.94-	
			1539A04/03/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 83475

IDENTIF. REFERENCE

APR 3 1 15 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 750522