FORM NO. WD-1

7684 07/20 158.60- CHECK

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,500.00

Don N. Pickering
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 19 81.

Notary Public

MY COMMISSION EXPIRES: 7-15-85
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared by:
GILLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don N. Pickering et ux (NAME)	Metropolitan Federal Savings and Loan (NAME)	75-11
636 Mercer Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	Par 52 Jo
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	4D 67678

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, J & R BUILDERS, A PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DON N. PICKERING AND WIFE, DEBE 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. 410 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Book 4675, page 140, said Register's Office, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to J & R Builders, a partnership by deed from Reynold Bubis, Successor Trustee, of record in Book 5431, page 500, said Register's Office.

This conveyance is made subject to encumbrances of record.

IDENTIF. REFERENCE

JUL 20 3 47 PM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G 5 1 4 6 0

unimproved ( )
This is improved ( ) property, known as _____
(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 our hands this 17th day of July, 1981

J & R BUILDERS, A PARTNERSHIP

By: Jack Williams Partner By: Reynold Bubis, Partner

Jack Williams, Partner Reynold Bubis, Partner

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JACK WILLIAMS AND REYNOLD RUBIS, PARTNERS

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 17th day of July 19 81

Commission expires 7-28-82

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

RETURN TO METROPOLITAN FEDERAL

WARRANTY DEED

FROM
J & R BUILDERS, A
PARTNERSHIP

TO
DON N. PICKERING AND
WIFE, DEBE PICKERING

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			58500.00- CO	
			152.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 158.60-	
7684	07/20/81		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G5 I-46 D

IDENTIF. REFERENCE

JUL 20 '3 47 PM '81

FELIX Z. WILSON JT. REGISTE
DAVIDSON COUNTY, TENN.

No. 833559