*1926 01/18 23.60- CASH

WARRANTY DEED

BOOK 5994 PAGE 407

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AAA Electric Inc. (NAME)	Same (NAME)	94-10 10
2110 Omohundro Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	2DA-68270
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of FIVE AND 00/100 DOLLARS ($5.00) *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Jack Pickard,

have this day bargained and sold, and do hereby transfer and convey unto the said AAA Electric Inc., (a Tennessee corporation), a one-half (½) undivided interest *the Grantees herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A tract of land containing 1 acre more or less in the 3rd Civil District of Davidson County, Tennessee, being part of Lot 1, on the Map of Georgia Industrial Realty Company's Subdivision of South Nashville, as of record in Book 421, page 187, Register's Office; and described according to a copy of a survey of the W. T. Walker Property, made by John S. Sullivan, County Surveyor, dated February 27, 1953, and revised April 4, 1960 as follows:

Beginning at a point in the centerline of a private Ingress and Egress Road, serving a 3.2 acre tract referred to in the will of W. T. Walker as of record in Will Book 68, page 204, leading to Pumping Station Road; said point being north 17° 03' west 163.2 feet from the northerly margin of the Tennessee Central Railroad right of way; thence north 17° 03' west 70 feet to the centerline of Brown's Creek; thence with the centerline of the same, north 77° 31' east 345.6 feet to a point; thence south 12° 30' east 94 feet to the centerline of said Private Roadway; thence with the centerline of the same, and along the northerly line of Tract A, B and C, shown on said survey, as follows: South 83° 21' west 175 feet to a point; south 79° 59' west 165.6 feet to the point of beginning.

Being the same property conveyed to Wiley Simms and Jack P. Pickard by deed from Nathan Clyde Burnette of record in Book 5325, page 595, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $

Subscribed and sworn to before me, this the day of January 19 83

Affiant

My commission expires June 20, 1985 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 2110 Omohundro Drive (House Number) Nashville, Tennessee 37210 (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 17th *day of* January, *19* 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT PREPARED BY:
JAMES E. KIRBY
CANTRELL AND KIRBY ATTORNEYS
SUITE 600 - 1719 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

Jack Pickard

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, J. Claudette Felix, *a Notary Public in and for said County and State,* Jack P. Pickard, *the within named bargainor....., with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 17th *day of* January, 1983

Commission expires Jan 20, 1985 J. Claudette Felix *Notary Public*

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.....

Commission expires ....*Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 8300.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 18th DAY OF January 19 83
Deputy Register

WARRANTY DEED

FROM

Jack P. Pickard

TO

AAA Electric Inc.

(A Tennessee Corporation)

RUSH

H 26699

IDENTIF. REFERENCE

JAN 18 3 13 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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

RECEIVED OF _____

FOR _____

BOOK 5994 PAGE 439

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MG - 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

	CO	
	CO TX	
	PRFEE	
	MORTG	
CASH		23.30-
1526A01/16/83	CHK	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 26698
14266 97

IDENTIF. REFERENCE

JAN 18 3 13 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 921975