ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
James Frederick Pilkerton, III, et ux	New Owner	92-13 56
(NAME)	(NAME)	
3523 Charlotte Ave.		11W-69800
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 6281 PAGE 977

WARRANTY DEED

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS paid in cash, and other good and valuable consideration received from the GRANTEES herein; I,

Janice M. Higgins

have bargained and sold, and by these presents do transfer and convey unto the said James Frederick Pilkerton, III, and wife, Karen R. Pilkerton,

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

Being Lot No. 12 of Block 2, Charlotte Park Company's Second Addition to Nashville, a plan of which is of record in Book 57, pages 160 and 161, Register's Office for said County. Said Lot No. 12 fronts 50 feet on the southerly side of Charlotte Avenue and runs back between parallel lines with the easterly margin of Pilcher or 37th Avenue 150 feet to an alley.

Being the same property conveyed to Janice M. Higgins by deed from John Duncan, Trustee, of record in Book 5467, page 151, said Register's Office.

Said property is conveyed subject to the lien of taxes for the year 1984, which have been assumed by the grantees.

William E. Higgins, the spouse of Janice M. Higgins, joins herein to convey all right, title and interest he may have by virtue of the marital relationship.

11-8920

IDENTIF. REFERENCE

MAY 1 10 41 AM '84

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

$10.50

unimproved ( )
This is improved (X) property, known as 3523 Charlotte Ave. (House Number) (Street)
Nashville, TN 37209 (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 30th day of April, 19 84.

Janice M. Higgins

William E. Higgins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6281 PAGE 978

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Janice M. Higgins and husband, William E. Higgins,

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 1984.

My commission expires 4-19-87 Notary Public

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, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

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 $ 45,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Janice M. Higgins

Sworn to and subscribed before me
this 30th day of April, 19 84.

My commission expires 4-19-87 Notary Public

This instrument was prepared by:
John J. Archer, Attorney, 300 Court Square Bldg., Nashville, TN 37201
Name Address

2581 WARRANTY DEED

FROM
JANICE M. HIGGINS, et vir.

TO
JAMES FREDERICK PILKERTON, III, et ux.

Ticor 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 _____

FOR _____ BOOK 6281 PAGE 979

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

45500.00- CAMT.
118.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 124.30-
2661A05/01/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11:8920

IDENTIF. REFERENCE

MAY 1 10 01 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 32312