FILE BOX 3

FORM No. WD-1

BOOK 6444 PAGE 620

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,400.00

James L. Pickney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 1984

Notary Public

MY COMMISSION EXPIRES: 10-14-85

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:		MAP-PARCEL NUMBERS
James L. Pickney		First National Bank of Rutherford Coun		MAP 77
(NAME)		(NAME)		
Route 2, Cub Creek Road		301 South Lowry Street		PARCEL 25
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)		
Nashville, TN 37209		Smyrna, TN 37167		8D-32500
(CITY) (STATE) (P.O. ZIP)		(CITY) (STATE) (ZIP)		

FOR AND 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, Janie I. Foutch and husband Alton Foutch, Jr., Betty Foutch Petronio and husband Albert A. Petronio, Lonnie B. Thomas and wife Janice S. Thomas Alton Foutch Jr., ~~Executor of the estate of Alton Foutch~~, ~~Deceased~~ HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Pickney and wife, Sonya M. Pickney

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.

BEING Lot No. 1 on the Plan of Alton Foutch & Betty Petronio Property of record in Book 6200, page 99, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description of said lot.

BEING a part of the same property conveyed to Alton Foutch and wife Edna Foutch by deed from Paul Bass as of record in Book 3099, page 168, R.O.D.C., TN, the said Edna Foutch who has since died and predeceased Alton Foutch who has since died testate, said Last Will and Testament of record in Will Book 145, page 112, Probate Court for Davidson County, Tennessee and being a part of the same property conveyed to Alton Foutch, Jr. and Betty Foutch Petronio by deed from Alton Foutch of record in Book 5895, page 647, R.O.D.C., TN and being a part of the same property conveyed to Janie I Foutch by deed from Alton Foutch, Jr., of record in Book 6040, page 770, R.O.D.C., TN and being same property conveyed to Alton Foutch, Jr., et al, of record in Book 6365, page 711, said Register's Office.

INCLUDED in this conveyance is an easement for use of a well located in the southeast corner of Lot 2 of said Subdivision, of record in Book 6361, page 785, Register's Office for said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

Betty Foutch Petronio and Albert A. Petronio being one and the same persons as Betty Foutch Petrino and Albert A. Petrino.

CHECK 1 145.34 12 1 .054

this is unimproved ( ) / improved (XX) property, known as Route 2, Cub Creek Road, Nashville, TN 37209
(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 heir 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 covey 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 30th day of November, 1984

Betty Foutch Petronio — Janie I. Foutch — Lonnie B. Thomas

Albert A. Petronio — Alton Foutch Jr. — Janice S. Thomas

Alton Foutch Jr. Ex.

Albert A. Petrino and Janice S. Thomas joining in this conveyance to convey any and all rights he/she may have to said property.

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janie I. Foutch and husband Alton Foutch, Jr., Lonnie B. Thomas and wife Janice S. Thomas 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 30th day of November 1984.

Commission expires 10-14-85

Notary Public

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Foutch Petronio and husband, Albert A. Petrino 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 Palm Beach Florida, this 30th day of November, 1984.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM
Janie I. Foutch
Betty Foutch Petronio

TO
James L. Pickney
Sonya M. Pickney

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

I-690244

IDENTIF. REFERENCE

DEC 11 8 53 AM '84

FELIX Z. HASSON II REGISTER
DAVIDSON COUNTY, TN

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

53400.00- CAMT.
138.84 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 145.34=
40548 12/11/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 9 0 2 4

IDENTIF. REFERENCE

DEC 11 8 33 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91908