STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 1985.
Deputy Register

NORTH CAROLINA
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~

FORM NO. WD-1

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,000.00
Robert M. Pickens
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October 1985
Notary Public
MY COMMISSION EXPIRES: 2/19/88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attys., Suite 500, One Church St., Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Pickens (NAME)	SAME (NAME)	MAP 104-11
3917 Vailwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 352
Nashville TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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~~ I, MELBA FOWLER SIMPSON, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT M. PICKENS and wife ELIZABETH W. PICKENS

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. 36 on the Map of St. Bernard Place, as of record in Book 161, Page 171, Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the south side of Bernard Avenue and runs back between lines, 141.58 feet on the west line and 142.02 feet on the east line to an alley in the rear and measures 50 feet thereon.

Being the same property conveyed to Melba Fowler Simpson by deed from Rayna S. Shook, Robert F. Simpson, Phillip M. Simpson and Jamie S. Wiltz of record in Book 6697, Page 309, and by deed from Gregory B. Simpson of record in Book 6697, Page 311, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

The Grantor further states that all debts, claims and inheritance taxes of the estate of her deceased husband, ROBERT RAY SIMPSON, having died on 9-4-76, have been paid or if they have not been paid, they will be the personal obligation of the undersigned Grantor.

This is ~~unimproved~~ improved (X) property, known as 2129 Bernard Ave., Nashville, TN
(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 my hand this 10 day of October, 1985

Melba Fowler Simpson
(MELBA FOWLER SIMPSON)

NORTH CAROLINA

STATE OF TENNESSEE
~~County~~
JACKSON

BOOK 3997 PAGE 314

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MELBA FOWLER SIMPSON

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

Witness my hand and official seal at North Carolina, ~~Tennessee~~, this 9 day of September, 19 85.

Evelyn B. Baker Notary Public

Commission Expires 9.31.89

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

4 5 1 9 0

IDENTIFICATION REFERENCE

Oct 21 11 07 AM '85

FEE $ _____ REGISTER'S OFFICE

WARRANTY DEED

FROM
MELBA FOWLER SIMPSON, a widow

TO
ROBERT M. PICKENS

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6697 PAGE 315

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

41000.00- PAID
106.00 CO TAX
.50 PRFEE
6.00 MISC
CHECK 113.10-
2154A10/31/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49190

IDENTIFICATION REFERENCE

Oct 31 11 07 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 187472