Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
William E. Pickard, Jr.
572 Janice Drive
Antioch, TN. 37013

SEND TAX BILLS TO:
CityFed Mortgage Company
125 Belmont Drive
Somerset, New Jersey 08873

MAP-PARCEL NUMBERS:
MAP 162-11
PARCEL 001

WARRANTY DEED BOOK 6980 PAGE 19

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bluegrass Homes, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William E. Pickard, Jr. and wife, Robin E. Pickard hereinafter called the Grantee, Grantee's 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. 85 on the paln of Whittemore Valley, Section 3, of record in Book 6250, page 550, Register's Office for said County.

SAID Lot No. 85 fronts 90.90 feet on the broken northerly margin of the cul-de sac of Janice Drive and extends back 123.22 feet on the southeasterly line and 120.75 feet on the westerly line to a dead line in the rear, measuring 137.88 feet thereon.

BEING part of the same property conveyed to Bluegrass Homes, Inc. by deed from B & P Developments, a partnership composed of David H. Parker and Frank C. Batson, of record in Book 6682, page 191, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 6243, page 80, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 572 Janice Drive, Antioch, TN. 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 12th day of September, 1986.

Bluegrass Homes, Inc.

Neal E. Turner
Secretary-Treasurer

By: Billy J. Tisdale
President

CHECK

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6980 PAGE 20

Before me, the undersigned, of the State and County aforesaid, personally appeared Billy J. Tisdale and Neal E. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President & Secretary/Treasurer (or other officer authorized to execute the instrument) of the Bluegrass Homes, Inc., the within named bargainor, a corporation, and that they as such President and Secretary/Treasurer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Secretary/Treasurer. Witness my hand and official seal, at office in Nashville, Tennessee, this 12th day of September, 19 86

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 79,950.00

Affiant

Subscribed and sworn to before me, this the 12th day of September, 1986.

My Commission Expires: 10-24-88

Notary Public

WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Bluegrass Homes, Inc.

to:

William E. Pickard, Jr., et ux

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 25596

IDENTIFICATION REFERENCE

SEP 16 12 05 PM 86
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

4 2 5 3

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

RECEIVED OF _____

FOR _____

BOOK 6980 PAGE 21

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

79950.00- CAMT.
223.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 230.22-
2527A09/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42531.

IDENTIFI REFERENCE

SEP 16 12 05 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 295328