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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

WALTER S. SMITH

TO

FRED C. PICKNEY, JR., et ux

For draftsman's use

This instrument prepared by:
H. E. Collins, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred C. Pickney, Jr., et ux	Same	Map 169
(NAME)	(NAME)	
8644 Highway 100		Par. 20 & 71
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$18,000.00 Fred C. Pickney Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 86.

Notary Public

MY COMMISSION EXPIRES: 3-10-90

(AFFIX SEAL)

For and in Consideration of the sum of Eighteen Thousand and NO/100..... ($18,000.00) DOLLARS cash paid by Buyers, receipt for all of which Seller hereby acknowledges.

77813

IDENTIFICATION REFERENCE

Dec 30 3 04 PM '86

DAVIDSON COUNTY, TN

RUSH

I, Walter S. Smith, an unmarried person, have bargained and sold, and by these presents do transfer and convey unto the said Fred C. Pickney, Jr. and wife, Patricia G. Pickney, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND lying the Ninth Civil District of Davidson County, Tennessee.

TRACT 1:
BOUND in general by Old Harding Road on the west and north, Old Abandoned Road on the south and Smith on the east and being more particularly described according to survey of C. K. McLemore dated September - October, 1983, as follows:

BEGINNING in the center of the old abandoned road at an old gate, the northeast corner of Pickney as described in Book 2810, page 217, R.O.D.C., Tennessee, this is also Smith's southwest corner; thence with Smith's west line, north 13° 34' east 110.3 feet to an iron post in the south margin of Old Harding Road; thence the following four calls along said south margin; north 84° 07' west 292.3 feet; north 85° 18' west 145.0 feet; south 83° 10' west 44.0 feet and south 68° 30' west 46.5 feet to an iron post in the center of the old abandoned road; thence with the following 3 calls along said center line of the old abandoned road; south 62° 32' east 282.1 feet; south 84° 12' east 115.5 feet and north 83° 29' east 132.0 feet to the point of beginning and containing 1.23 acres, more or less.

BEING the same property conveyed to Walter S. Smith, by deed from Christina Norris, Clerk & Master, of record in Book 6489, page 31, Register's Office for Davidson County, Tennessee.

TRACT 2:
BEGINNING at a point which is 20 feet, more or less, from the south margin of Old Highway No. 100 and the northwest corner of the final consent judgment State of Tennessee ex rel vs. W. S. Smith, et al, copy of final decree recorded in Book 5045, page 885, Register's Office for Davidson County, Tennessee; thence South 63° 30' west 260.52 feet to a set steel pin; thence S 25° 00' east 85.00 feet to a state highway monument in the north margin of State Highway No. 100; thence with said margin northeasterly 90 feet to a point; thence northeasterly 232 feet, more or less, to a point; thence in a generally northerly direction 40 feet, more or less, to the point of beginning.

BEING part of the same property conveyed to W. S. Smith, by deed from C. B. Smith, of record in Book 2026, page 321, R.O.D.C., Tennessee, W. S. Smith and Walter S. Smith being one and the same person.

TRACT 3: (See attached)

This is unimproved (X) improved ( ) property, known as Highway 100 and Old Harding Road, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred C. Pickney, Jr. and wife, Patricia G. Pickney, their heirs and assigns, forever.

And I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Walter S. Smith, do further covenant and bind myself and my 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.

Witness my hand this 30th day of December, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Walter S. Smith
WALTER S. SMITH

Continuation Walter S. Smith to Fred C. Pickney, Jr., et ux.

TRACT 3:
BEGINNING in the center of the old abandoned road at an old gate, the northeast corner of the Pickney property and the southwest corner of this tract; thence northeast 110.3 feet to an iron post in the south margin of Old Harding Road; thence along the margin of said road southeast 352 feet, more or less, to the State of Tennessee Department of Highway Property; thence in a southerly direction along said margin 20 feet, more or less, to a point; thence southwest 65 feet, more or less, to a point; thence continuing southwest 290 feet, more or less, with Pickney north line to the point of beginning.

BEING part of the same property conveyed to W. S. Smith, by deed from C. B. Smith, of record in Book 2026, page 321, R.O.D.C., Tennessee, W. S. Smith and Walter S. Smith being one and the same person.

It is the intention of Grantor, Walter S. Smith, to convey to Grantees all his right, title and interest in and to land which purports and indicates that he is the owner thereof, as shown on the Metropolitan Nashville Tax Assessor's Office, Map 169, Parcels 20 & 71.

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter S. Smith

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 1986.

Harold E. Collier Notary Public

Commission Expires 3-11-90

STATE OF .....
County of .....

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

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

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 _____

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

100.00- CMRT
50.40 CSTAX
.50 PRFEE
10.00 MOR R
CHECK 60.90-
8494A12/30/86 CAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 7 8 1 3

IDENTIFICATION REFERENCE

DEC 30 3 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28171