Box 37
JVT

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Address New Owner:	Map-Parcel Numbers:
Samuel F. Pickering and Katharine R. Pickering SAME	116-13 - C-31C0 7D2 28018
Send Tax Bills To:	**Address of Mortgagee:**
Same Samuel F. Pickering # 31 Belle Meade Tower 105 Leake Avenue Nashville, Tennessee 37205	

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, ANN HARWELL WELLS and CAROLYN HARWELL CARR, devisees under the Last Will and Testament of Coleman A. Harwell, deceased, of record in Probate Docket #79634, recorded in Will Book 158, page 208, Probate Clerk's Office (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said SAMUEL F. PICKERING and KATHARINE R. PICKERING (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Samuel F. Pickering
Affiant

Subscribed and sworn to before me this 14th day of July, 1987.

Barbara W. Pickens
Notary Public
My Commission Expires: 11-1-87

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters contained in the Master Deed establishing Horizontal Property Regime of Belle Meade Towers of record in Book 4469, page 530, as amended by deed of correction of record in Book 4494, page 489, and further amended by instruments of record in Book 4631, page 407, Book 4631, page 420, Book 4851, page 950, and Bylaws amended in Book 5046, page 828, Register's Office for Davidson County, Tennessee.

3. Easement to American Telephone and Telegraph Company of record in Book 1207, page 547, said Register's Office.

4. Building Clearance Easement granted to A. J. Reich, et ux, their heirs and assigns of record in Book 3183, page 201, said Register's Office.

5. Easement for sanitary sewer and storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3839, page 983, said Register's Office.

6. Permanent and temporary easements for construction of bridge and channel changes granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4355, page 696, said Register's Office.

7. Easement for storm sewers and/or sanitary sewers granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4790, page 319, said Register's Office.

8. Plan of record in Book 4175, page 159, said Register's Office shows an Owner's Certificate.

This is improved property, known as Apartment No. 31, Belle Meade Tower, Nashville, Tennessee.

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, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of July, 1987.

Ann Harwell Wells
ANN HARWELL WELLS

Carolyn Harwell Carr
CAROLYN HARWELL CARR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Juanita V. Thomason, Notary Public, Ann Harwell Wells, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of July, 1987.

Juanita V. Thomason
Notary Public

My Commission Expires: 2/27/88

STATE OF GEORGIA

COUNTY OF Fulton

Personally appeared before me, James L. Oglesby, Notary Public, Carolyn Harwell Carr, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9 day of July, 1987.

James L. Oglesby
Notary Public

My Commission Expires: Notary Public, DeKalb County, Georgia My Commission Expires July 29, 1990

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Apartment No. 31 in Belle Meade Tower, a horizontal property regime, located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the plat of Belle Meade Tower, recorded in Book 4175, page 159, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. Parking Space No. 28 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment.

Being the same property conveyed to Coleman A. Harwell and wife, Ann M. Harwell by deed from Mary P. Farris of record in Book 5444, page 728, Register's Office for Davidson County, Tennessee. The said parties having since died, Ann M. Harwell having predeceased Coleman A. Harwell. And being the same property devised to Ann Harwell Wells and Carolyn Harwell Carr as devisees under the Last Will and Testament of Coleman A. Harwell, deceased, of record in Probate Docket #79634 of record in Book 158, page 208, Probate Court Clerk's Office for Davidson County, Tennessee.

The property herein being conveyed is not the usual place of residence of the grantors or their spouses.

46001

IDENTIFICATION REFERENCE

Jul 15 1 46 PM '87

FELIX Z. WILSON 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

185000.00- CAMT.
518.00 CSTAX
.50 PRFEE
12.00 MDEED
CHECK 530.50-
U142A07/15/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.6.0.0 1.

IDENTIFI REFERENCE

JUL 15 1 46 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104305