This instrument prepared by : Bernard J. Pickney
4604 Dakota Ave.
Nashville, Tennessee 37209

WARRANTY DEED

BOOK 7644 PAGE 893

Address New Owner:	Send Tax Bills to :	Map-par Nos.
Bernard J. Pickney 4604 Dakota Ave. Nashville, Tn. 37209	National Mortgage Co. 4041 Knight Arnold Rd. Memphis, Tn. 38118	43-13 par. 315

mail

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid by Bernard J. Pickney and wife Cheryl W. Pickney and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for futher consideration, the said Bernard J. Pickney and wife Cheryl W. Pickney have assumed and agree to pay the unpaid balance of a note dated August 30, 1976 to Tennessee Housing Development Agency in the original principal sum of $20,500.00, which note is secured by a deed of trust executed by the grantors to Frank W. Clark and C. R. Carnes, Trustees, of record in book 5064, page 116, Register's Office for Davidson County, Tennessee, I, Clark H. Wells, have this day bargained and sold, and by these presents do transfer and convey to the said Bernard J. Pickney and wife Cheryl W. Pickney , their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being lot No. 26 on the plan of Crittenden Estates, block "D", as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property, interest, rights and title conveyed to Clark H. Wells by quit claim deed from Mary J. Wells, of record in book 7427, page 235, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clark H. Wells and wife Mary J. Wells by deed from David E. Hickey and wife Sarah E. Hickey, of record in book 6164, page 961, Register's Office for Davidson County, 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 Bernard J. Pickney and wife, Cheryl W. Pickney, their heirs and assigns forever.

64982

SEP 6 10 55 AM '88

138.50

And I do covenant with the said Bernard J.Pickney and wife Cheryl W. Pickney that I am lawfully seized and possessed of said land in fee simple ; have a good right to convey it, and that the same is unencumbered, except as stated herinabove.

And I,the said Clark H. Wells Futher covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Bernard J.Pickney and wife Cheryl W. Pickney, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wittness my hand this 5th day of September, 1988

Clark H. Wells

Clark H. Wells

state of Tennessee)
county of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clark H. Wells, bargainor, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purposes therin contained.

Wittness my hand and official seal at Nashville, Tennessee, this 5th day of September, 1988.

Mrs Cheryl Pickney

Notary Public

My commission expires : 9/10/90

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, forthis transfer is $40,000.00.

Bernard J Pickney

Affiant

Subscribed and sworn to me, this 5th day of September, 1988.

My commission expires 9/10/90

Mrs Cheryl Pickney

Notary Public

****

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7644 PAGE 895

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 40000.00
				CON TX 132.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 138.50
				CHECK 138.50
			09/06/88 01	10:56 0001 4076

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64982

SEP 6 10 55 AM '88

No. 131133