1 834

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,958.78

Vellar Paden-Sharpe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 1991

Notary Public

MY COMMISSION EXPIRES: 5/22

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Vellar Paden-Sharpe (NAME)	Union Planters - Mortgage Servicing (NAME)	Map 149-3
2537 Edge-O-Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3137 (STREET ADDRESS)	Par. 054
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38173-0137 (CITY) (STATE) (ZIP)	02DX-01871

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. John Pickett, Jr. and wife, Kim Pickett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vellar Paden-Sharpe

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. 458 on the Plan of Edge-O-Lake Estates, Section 6-A, of record in Book 4595, page 168, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. This is the same description as in the previous deed of record.

BEING the same property conveyed to John Pickett, Jr. and Kim Pickett by deed from Samuel J. Pierce, Jr. Secretary of Housing and Urban Development, of record in Book 7601, page 893, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Union Planters National Bank of record in Book 7601, page 896, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

92378

IDENTIF. REFERENCE

FEB 13 10 01 AM '91

FELIX A. JONES, JR.
DAVIDSON COUNTY TN.

6288 02/13 0101 03CHECK 274.30

THIS conveyance subject to restrictive covenants of record in Book 3908, page 161; and such easements and setback lines of record in Plat Book 4595, page 168, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 2537 Edge-O-Lake Drive (House Number) (Street) Nashville, TN 37217 (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 Whereever 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 our hands this 12th day of February, 1991

John Pickett Jr.
John Pickett, Jr.

Kim Pickett
Kim Pickett

STATE OF TENNESSEE }
Davidson COUNTY }

Personally appeared before me, John Pickett, Jr. and Kim Pickett
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 12th day of February 19 91.

My Commission Expires 5/22/93

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

(AFFIX SEAL)

STATE OF TENNESSEE }
COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

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, and who further acknowledged that __he__ is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
John Pickett, Jr. and wife,

Kim Pickett

TO
Vellar Paden-Sharpe

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8291 PAGE 836

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 80958.78	
			CON TX 267.30	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 274.30	
			CHECK 274.30	
02/13/91	01		09:59 0001 6288	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92378

IDENTIF. REFERENCE

FEB 13 10 01 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 396600