FILE BOX 45

BOOK 8380 PAGE 719

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Amanda J. Pikus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF June, 1991

Notary Public

MY COMMISSION EXPIRES 3-25-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Amanda J. Pikus	First American National Bank	MAP 72
(NAME)	(NAME)	
1035 Iverson Avenue	First American Center	GROUP 2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	Nashville, TN 37237	PARCEL 31
(CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Ralph H. Drake and wife, Rubye A. Drake

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amanda J. Pikus, unmarried

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:

Land in Davidson County, Tennessee, near Nashville, being Lot No. 97 on the Map of Maynor Place, of record in Book 843, Page 24, Register's Office for said County.

Said Lot No. 97 fronts 60 feet on the Northerly side of Iverson Avenue and runs back between lines 203 feet on the west line and 209.5 feet on the east line to a dead line in the rear on which it measures 60-1/4 feet.

BEING the same property conveyed to Ralph H. Drake and wife, Rubye A. Drake by deed from Louise Miller Street, unmarried, of record in Book 8272, Page 306, Register's Office for said County.

This conveyance is subject to a 20 foot sewer easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4275, Page 285, Register's Office for said County.

2 4 7. 2 4.

IDENTIFICATION REFERENCE

JUN 24 8 55 AM '91

This is improved XX unimproved ( ) property, known as 1035 Iverson Avenue, Nashville, TN 37216
(House Number) (Street) (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 heir 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 covey 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. Wherever 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 hand s this 20th day of June, 19 91

Rubye A. Drake

Ralph H. Drake

BOOK 8380 PAGE 720

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 Ralph H. Drake and wife, Rubye A. Drake

the bargainor s, with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidence executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 20th day of June, 1996

Commission expires 3-25-75

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Ralph H. Drake
Rubye A. Drake

TO

Amanda J. Pikus

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

5223 06/24 0101 03CHECK 155.50

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW

25 Century Blvd., Suite 202
Nashville, TN 37214



OFFICIAL RECEIPT

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

RECEIVED OF [illegible]

FOR [illegible]

BOOK 8380 PAGE 721

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 45000.00
				CON TX 148.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 155.50
				CHECK 155.50

06/24/91 01 08:56 0001 6723

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 4 7 2 4

IDENTIFICATION REFERENCE

JUN 24 8 55 AM '91

FELIX Z. WILSON, II
REGISTER

No. 433726