27A

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,529.75

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF March, 1993

Notary Public

MY COMMISSION EXPIRES: July 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vincent G. Pickney, Jr. (NAME)	Citicorp Mortgage (NAME)	MAP 108 GR 12
3225 Lakeford Drive (ADDRESS)	P.O. Box 790029 (ADDRESS)	PARCEL 94
Nashville, TN 37214-4222 (CITY) (STATE) (ZIP)	Ballwin, Missouri 63179-0029 (CITY) (STATE) (ZIP)	3D86233

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, Paul W. St. Charles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vincent G. Pickney, Jr. and wife, Renee Pickney

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. 62B of the Zone Lot Division of Lots 62 and 64, Section 3, East Lake Subdivision, of record in Plat Book 5200, page 611, amending Plat Book 5200, page 342, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul W. St. Charles by deed from John W. Ball and Kay S. Ball of record in Book 7563, page 344, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 5761, page 355, Book 6005, page 147, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Grantees herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 7254, page 682, Register's Office for Davidson County, Tennessee, in the original principal amount of $ 44,530.00.

8615 7 ... REFERENCE ... 6 ... 55 AM '93 ... DAVIDSON COUNTY, TN

[illegible] 170.25

unimproved ( )
This is unproved (X) property, known as 3225 Lakeford Drive, Nashville, TN 37214-4222
(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 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. 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 my hand this 3rd day of March 19 93

Paul W. St. Charles

Paul W. St. Charles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul W. St. Charles

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 Brentwood, Tennessee, this 3rd day of March, 1993.

Commission expires July 27, 1996

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 upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

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WARRANTY DEED

FROM

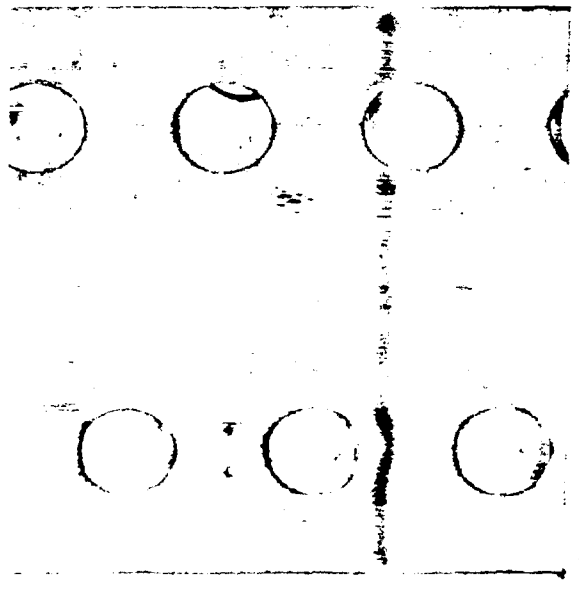
Paul W. St. Charles

TO

Vincent G. Pickney, Jr. and wife, Renee Pickney

RETURN TO:

Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027



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

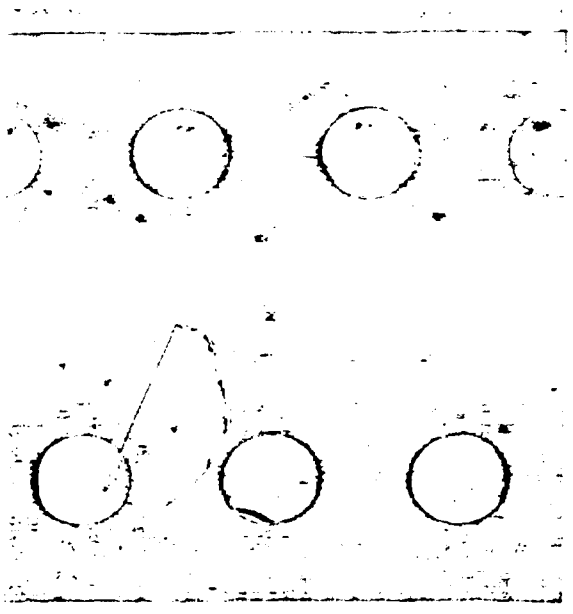
RECEIVED OF _____

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



CONT	42529.75
DON TX	157.25
PRFEE	1.00
MTEED	12.00
TOTAL	170.25
CHETK	170.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0043

9 8 1 5 7

REFERENCE

MAR 3 0 55 AM '93

DAVIDSON COUNTY, TN

No. 627600