FILE NO. 32485

FILE BOX "7"

BOOK 9332 PAGE 254

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 19 94

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES L. PICKNEY et ux	S A M E	127-112
(NAME)	(NAME)	
8413 Highway 70, West		9D 3220
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, I, LAVENIA E. SMITH, A Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. PICKNEY and wife, LURA M. 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 in the 9th Civil District of said County, being Tract No. 4 on the unrecorded plat of the John Cunningham property according to a survey made by Southern Land Surveying Co., Inc., made August 19, 1970, as follows:

BEGINNING at an iron pin in the southern margin of U.S. Highway 70, said point being 1011.63 feet from the intersection of the southern right of way of U. S. Route 70 and the centerline of Newsom Station Road; thence with the line between Tracts 3 and 4, south 4 degrees 04 minutes 00 seconds east 225.00 feet to an iron pin; thence south 29 degrees 04 minutes 50 seconds west 577.72 feet to a point in the northerly margin of Newsom Station Road; thence along said margin, south 65 degrees 11 minutes 17 seconds west 78.00 feet to a concrete monument; thence along a curve to the left (Radius equals 597.96 feet) 199.76 feet to a concrete monument; thence leaving said northerly margin of Cunningham's easterly line, north 43 degrees 57 minutes 08 seconds west 20.00 feet to an iron pin; thence with a line between Tracts 5 and 4, north 30 degrees 36 minutes 21 seconds east 721.45 feet to an iron pin; thence north 4 degrees 04 minutes 01 seconds west 225.00 feet to an iron pin in the southerly margin of U.S. Highway No. 70; thence along said southerly margin in an easterly direction north 85 degrees 55 minutes 09 seconds east 155.00 feet to the point of beginning, containing 3.0 acres, more or less.

BEING the same property conveyed to Robert R. Smith and wife, Lavenia E. Smith by deed from Wesley W. Slayden and wife, Ruby S. Slayden of record in Book 6798, page 426, Register's Office for Davidson County, Tennessee. The said *

This is unimproved ( ) improved (X) property, known as 8413 Highway 70, West, Nashville, Tennessee 37221
(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 2nd day of May, 1994

LAVENIA E. SMITH Lavenia E. Smith

*Robert R. Smith having since died.

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LAVENIA E. SMITH, A Widow

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of May, 19 94.

Commission Expires 7/23/94

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

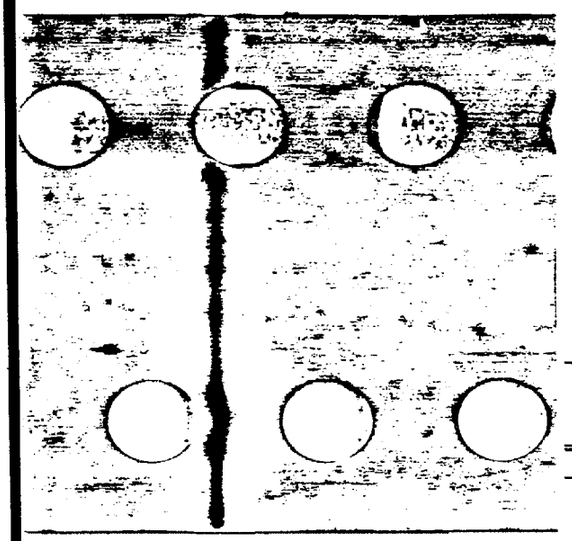
45812

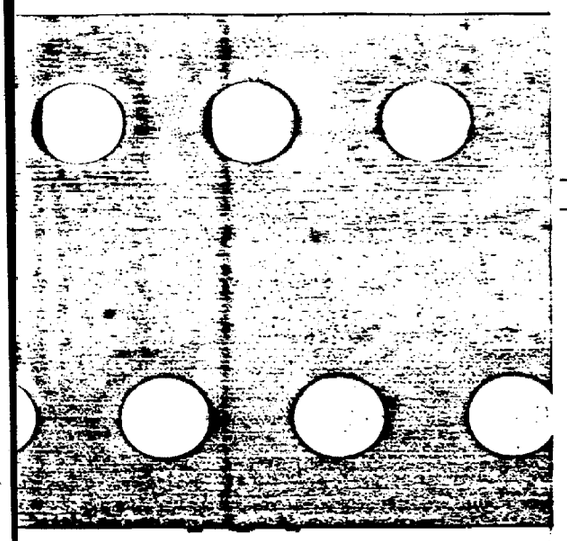
IDENTIF. ↑ REFERENCE

94 MAY -3 PM 1:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1432 05/03 0101 03CHECK 456.70





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
			CAMT	121000.00
			CON TX	447.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	456.70
			CHECK	456.70
05/03/94	01		13:45 0001	1432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45812
IDENTIF. ↑ REFERENCE

94 MAY -3 PM 1:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 786520