WARRANTY DEED

BOOK 9597 PG 532

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES R. PICKEL, JR. (NAME)	NEW OWNER (NAME)	MAP 117-13-B
703 Overton Park (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 55
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FIELD BK.7DA91407

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, JAMES W. WARD, JR. AND WIFE, SUSANNE J. WARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. PICKEL, JR. AND WIFE, HADEN H. PICKEL

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, being Lot No. 703 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419 thru 421, amended in Book 6638, page 376, Book 6755, page 274, Book 6771, page 683 and in Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James W. Ward, Jr. and wife, Susanne J. Ward by deed from A. Clyde Heflin, Jr. and wife, Sandra Lee Heflin of record in Book 9331, page 963, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6478, page 177, amended in Book 6530, page 242, Book 6537, page 303, amended and restated in Book 8106, page 1, further amended in Book 8627, page 254 and in Book 9381, page 876; (3) Dedication of common area of record in Book 7175, page 761; (4) Charter of Incorporation of record in Book 6548, page 213; (5) Storm Water Detention Agreement of record in Book 6555, page 328; (6) Easements of record in Book 1037, page 572 and in Book 1286, page 690; and (7) All matters appearing on the Plan of record in Plat Book 6250, pages 419 thru 421, amended in Book 6638, page 376, Book 6755, page 274, Book 6771, page 683 and in Book 6800, page 164, said Register's Office.

95 FEB 17 AM 10:10
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 34977

unimproved ( )
This is improved (XX) property, known as 703 Overton Park, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of February, 19 95

James W. Ward Jr.
JAMES W. WARD, JR.

Susanne J. Ward
SUSANNE J. WARD

BOOK 9597 PG 533

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. WARD, JR. AND WIFE, SUSANNE J. WARD with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of February, 19 95.

My commission expires 11/20/96 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the 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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 19 95.

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JAMES W. WARD, JR. AND WIFE,
SUSANNE J. WARD

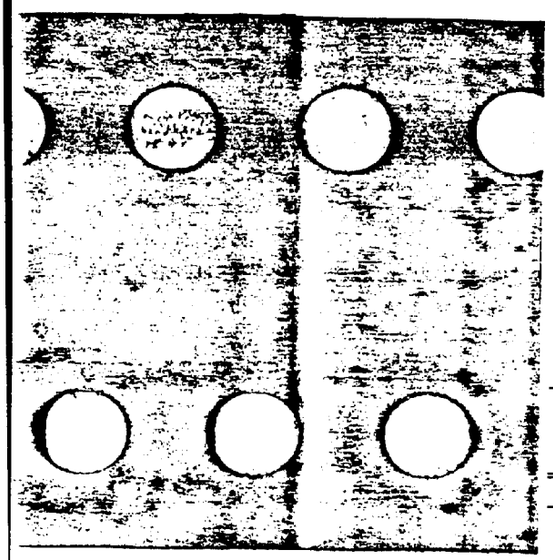
TO

JAMES R. PICKEL, JR. AND WIFE,
HADEN H. PICKEL

2636 02/16 0101 03CHECK 2192.00

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

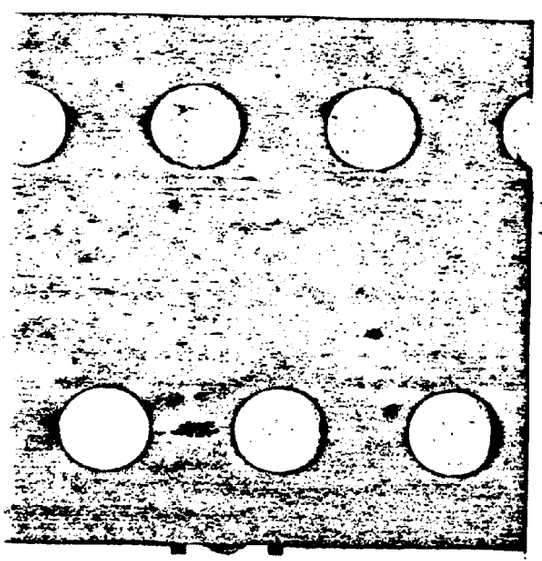
RECEIVED OF _____

FOR _____

BOOK 9597 PG 534

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
590000.00
CON TX 2183.00
PRFEE 1.00
WDEED 8.00
TOTAL 2192.00
CHECK 2192.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/16/95 01 22:09 0001 2636

34977
IDENTIF. & REFERENCE

95 FEB 17 AM 10: 10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 882335