DO NOT PUBLISH **THIS INSTRUMENT PREPARED BY:** **Allen D. Lentz** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Box 44	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00. Peggy S. Kinnard AFFIANT Subscribed and sworn to before me, this 2nd day of March, 1995. Linda P. Turner Notary Public My Commission Expires: 5/23/98

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Randall L. Kinnard and wife, Peggy S. Kinnard 429 Jackson Blvd. Nashville, TN 37205	SAME	116-14-122 BM 06525

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES R. PICKEL, JR., AND WIFE, HADEN H. PICKEL**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RANDALL L. KINNARD AND WIFE, PEGGY S. KINNARD**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, City of Belle Meade, being Lot No. 1, on the Resubdivision of Lots No. 1 and 2, W. S. Bransford's Subdivision, of record in Book 7900, page 860, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to James R. Pickel, Jr. and wife, Haden H. Pickel by deed from James T. Lawson and wife, Ernestine T. Lawson, of record in Book 5101, page 880, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easement for sanitary sewer granted to City of Belle Meade of record in book 5787, page 110, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 7900, page 860, Register's Office for Davidson County, Tennessee.

This is improved property known as 429 Jackson Blvd., Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 28th day of February, 1995.

James R. Pickel, Jr.

Haden H. Pickel

95 MAR -2 PM 2:29
FELIX A. ROBERTSON, REGISTER
DAVIDSON COUNTY, TN.

38829
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES R. PICKEL, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 1995.

Vicky Lynn Thomas
Notary Public

My Commission Expires: 5-23-98

VICKY LYNN THOMAS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HADEN H. PICKEL**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

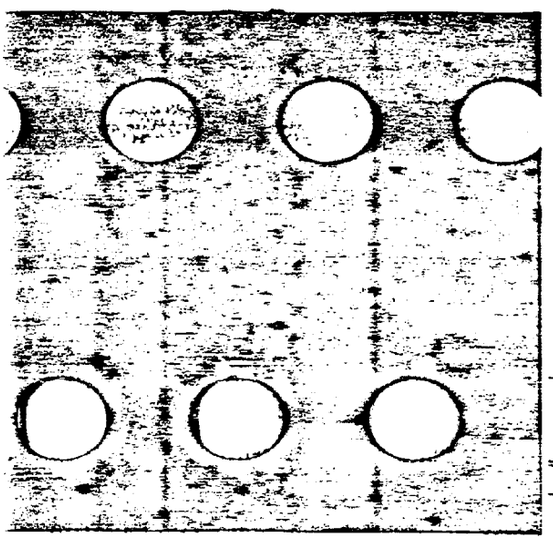
WITNESS my hand, at office, this 28th day of February, 1995.

Vicky Lynn Thomas
Notary Public

My Commission Expires: 5-23-98

VICKY LYNN THOMAS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

6801 03/02/95 01:01 03CHECK 4819-00



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

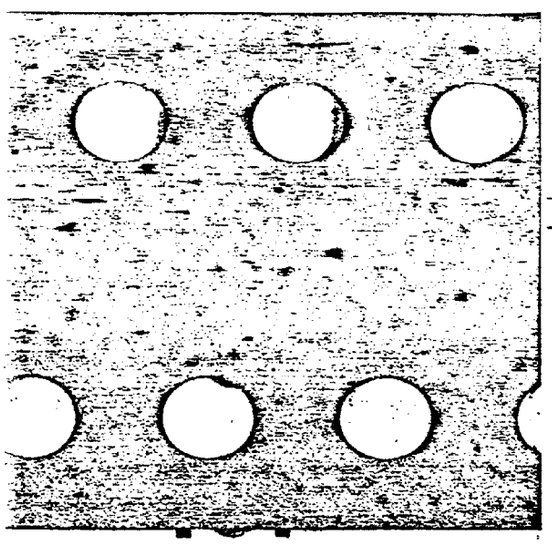
RECEIVED OF _____

FOR _____

BOOK 9609 PG 614

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 1300000.00
CON TX 4810.00
PRFEE 1.00
WDEED 8.00
TOTAL 4819.00
CHECK 4819.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/02/95 01 14:30 0001 6801

38829
IDENTIF. # REFERENCE

95 MAR -2 PM 2:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 886454