DO NOT PUBLISH **THIS INSTRUMENT PREPARED BY:** **Allen D. Lentz** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee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 PG 44 BOOK 9618 PG 750	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $459,000.00. **AFFIANT** Subscribed and sworn to before me, this 15th day of March, 1995. Notary Public My Commission Expires: 5-23-98

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Steven G. Fridrich, Trustee 2909 Poston Avenue Nashville, TN 37203	SAME	116-14-137 BM 06522

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 Grantee, 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 **STEVEN G. FRIDRICH, TRUSTEE, with full power to mortgage, sale, convey or otherwise encumber without the joinder of any beneficiary,** hereinafter called the Grantee, his 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. 2, 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 Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

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

This is unimproved property known as 425 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 Grantee, his heirs and assigns, forever; and we covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 10th day of March, 1995.

James R. Pickel, Jr.

Haden H. Pickel

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 10th day of March, 1995.

Notary Public

My Commission Expires: 5-23-98

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 10th day of March, 1995.

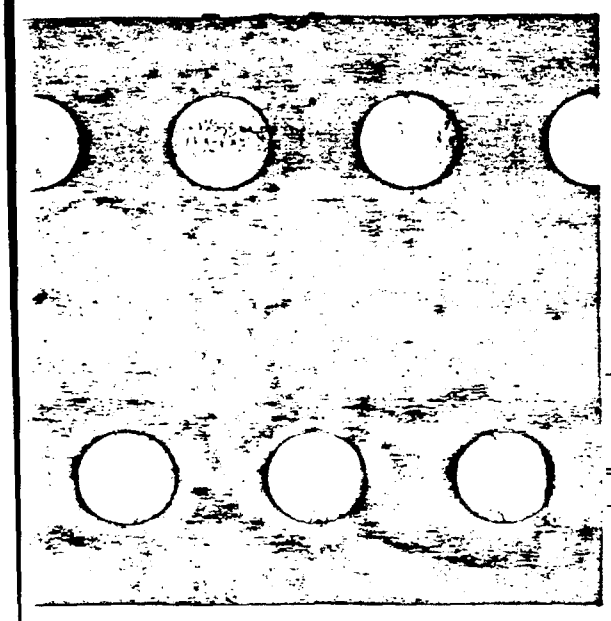
Notary Public

My Commission Expires: 5-23-98

42065
IDENTIF. & REFERENCE

95 MAR 15 AM 9:3

13/15 0101 03CHECK 1707.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

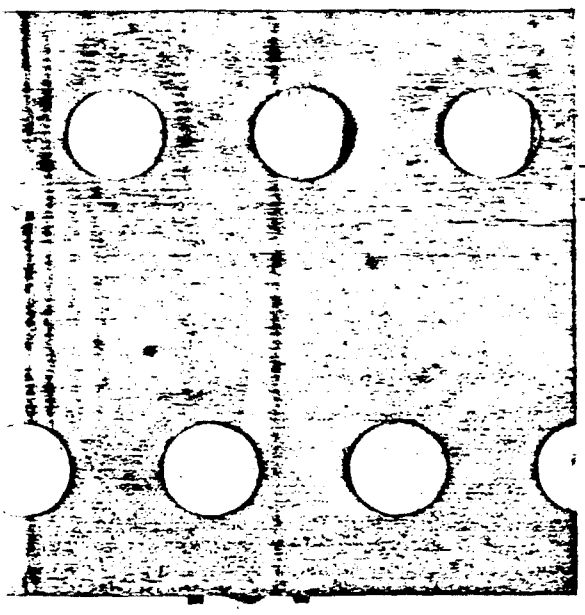
BOOK 9618 PG 752

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	
	459000.00
DON TX	1698.30
PRFEE	1.00
WDEED	8.00
TOTAL	1707.30
CHECK	1707.30

03/15/95 01 09:35 0001 0408



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42065
IDENTIF. & REFERENCE

95 MAR 15 AM 9:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 890003