BOOK 9655 PG 523 BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April 19 95

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES May 7, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garth Alexander (NAME)	Mid-State Financial Services, (NAME)	MAP 103-2
5711 Maudina Avenue (ADDRESS)	P. O. Box 150865 (ADDRESS)	PARCEL 92
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

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, James L. Pickney and Ray B. Pickney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Garth Alexander and wife, Pakeza Alexander

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:

Land in Davidson County, Tennessee, being part of Lot No. 8 on the Plan of the Subdivision of C. C. Vernon Farm, as of record in Book 161, page 164, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Frank J. Pickney and wife, Louise Swift Pickney by deed from Clarence A. Demoss and wife, Mary Stephens Demoss of record in Book 1179, page 288, Register's Office for Davidson County, Tennessee. The said parties having since died and property was devised to James L. Pickney and Ray B. Pickney by Will of Ann Louise Pickney in Will Book 196, page 79, Probate Court for Davidson County, Tennessee. The said Louise Swift Pickney and Ann Louise Pickney being one and the same person.

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

And we, Lura M. Pickney and Janis E. Pickney, wives of James L. Pickney and Ray B. Pickney, respectively, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which we may have in said property by virtue of our marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 5711 Maudina Avenue, Nashville, TN 37209
(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 our hand s this 24th day of April 19 95

James L. Pickney
James L. Pickney

Lura M. Pickney

Ray B. Pickney
Ray B. Pickney

Janis E. Pickney

BOX 15

BOOK 9655 PG 529

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Pickney and Ray B. Pickney and Lura M. Pickney and Janis E. Pickney

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 1995.

Commission expires May 7, 1997

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

IDENTIF. & REFERENCE

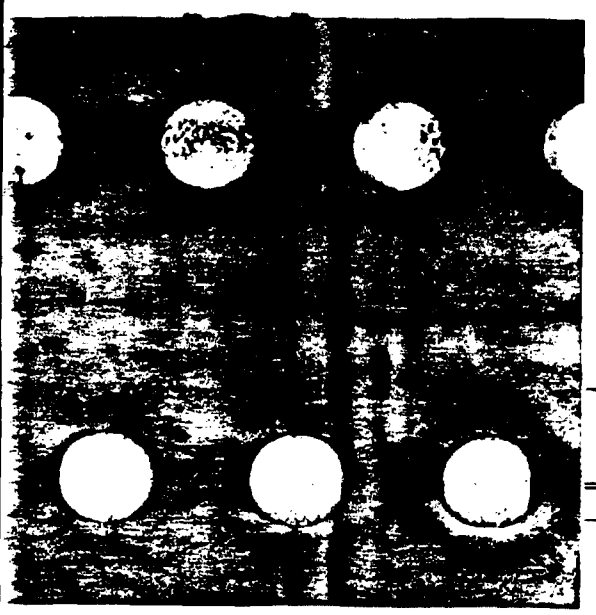
55051

95 APR 26 PM 3:45
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Warranty Deed from James L. Pickney and Ray B. Pickney, to Garth Alexander and wife, Pakeza Alexander.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

4723 94/26 1101 03CHECK
286.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

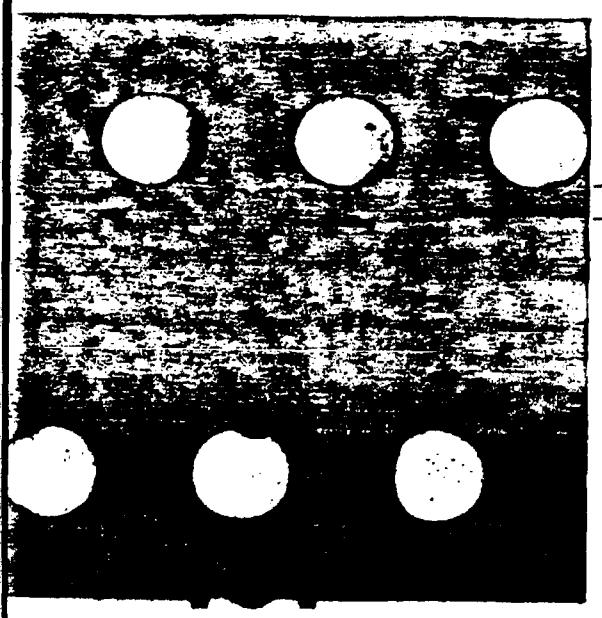
RECEIVED OF _____

FOR _____

BOOK 9655 PG 530

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	75000.00
CON TX	277.50
PRFEE	1.00
MDEED	8.00
TOTAL	286.50
CHECK	286.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4722

55051
IDENTIF. ↑ REFERENCE

95 APR 26 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 904168