File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 9692 PG 481

File No. 13142

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KATHLEEN A. JACOBSON (NAME)	FIRST TENNESSEE BANK (NAME)	104-16
1909 Beechwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 351 (STREET ADDRESS)	236
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	24W 11980

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, CYNTHIA M. PICKARD, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHLEEN A. JACOBSON, unmarried,

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 the easterly one-half of Lot No. 221 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights", as of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said east half of Lot No. 221 fronts 50 feet on the south side of Beechwood Avenue and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Delle H. Pickard and Cynthia M. Pickard as joint tenants with the right of survivorship by deed from James G. Houk, Robert L. Houk and Thelma Houk McRae of record in Book 2299, page 407, corrected in Book 4690, page 940, said Register's Office, the said Delle H. Pickard having since died.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 421, page 34, said Register's Office.

00067278
IDENTIF. ↑ REFERENCE

95 JUN -6 AM 10:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 1909 Beechwood Avenue, Nashville, Tennessee 37212

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 31st day of May, 19 95

Cynthia M. Pickard by Virginia Pearl Potter POA
CYNTHIA M. PICKARD By: Virginia Potter, Attorney-in-Fact, by Power of Attorney of record in Book 9627, page 126, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF _____ BOOK 9692 PG 482

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.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ 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 WILLIAMSON:
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia Potter, with whom I am personally acquainted, and who acknowledged the she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Cynthia M. Pickard, the maker and is authorized by Cynthia M. Pickard to execute this instrument on her behalf.

Witness my hand, at office, this 31st day of May, 1995.

Notary Public

My commission expires; 11-28-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 1995

MY COMMISSION EXPIRES: 11-28-98 (AFFIX SEAL)

Notary Public

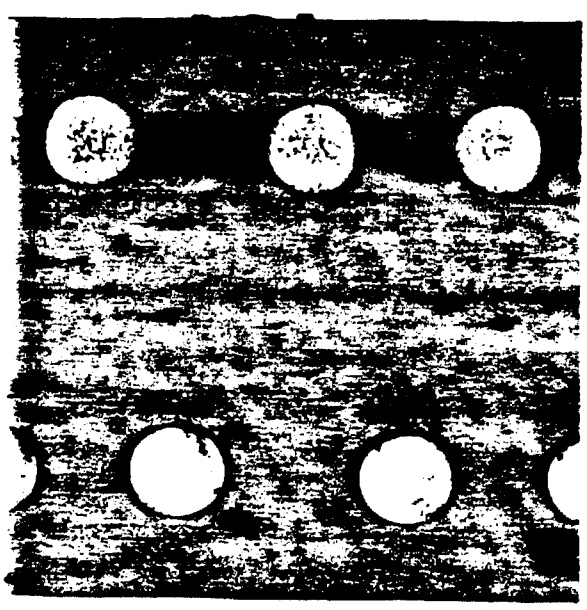
WARRANTY DEED

FROM CYNTHIA M. PICKARD, unmarried

TO KATHLEEN A. JACOBSON, unmarried

317.95 8161 0101 90/90 03CHECK

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 _____

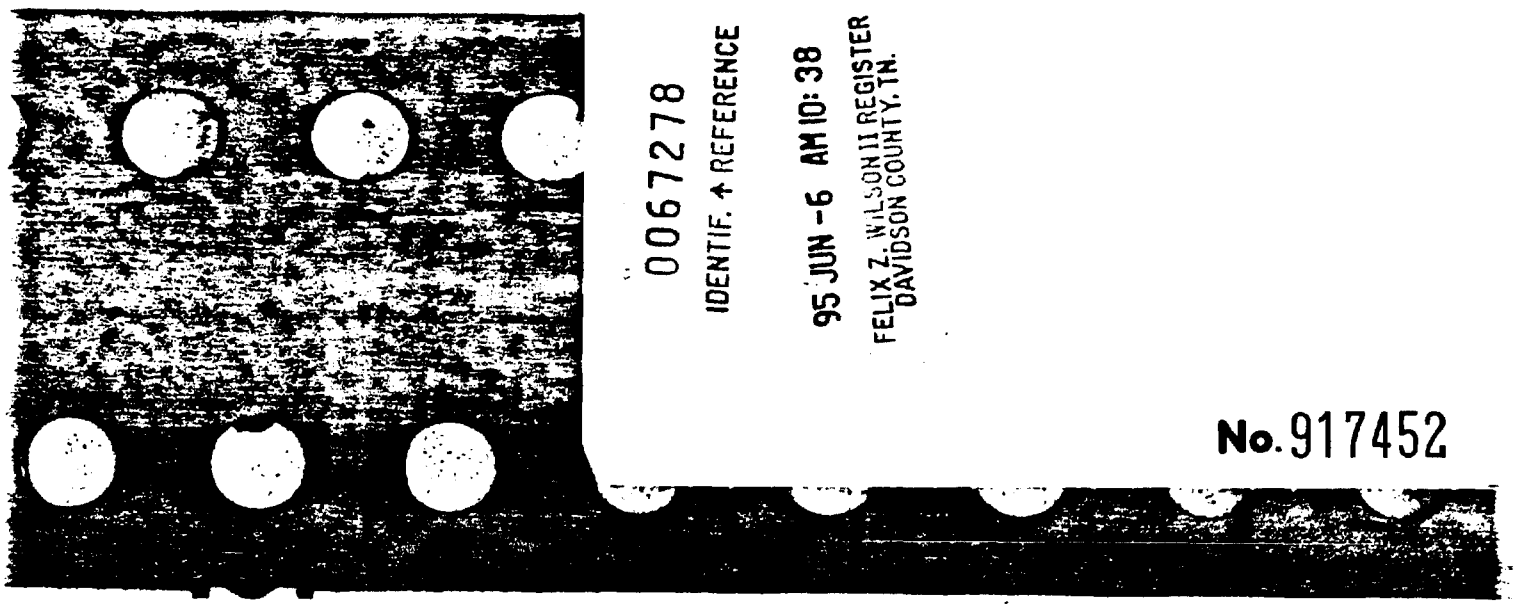
FOR _____

BOOK 9692 PG 483

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	83500.00
			CON TX	308.95
			PRFEE	1.00
			MDEED	8.00
			TOTAL	317.95
			CHECK	317.95
06/06/95	01		10:37 0001	8161

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



00067278
IDENTIF. ↑ REFERENCE

95 JUN -6 AM 10:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 917452