41

GENERAL WARRANTY DEED

BOOK 9692 PG 626

FROM:	Fred C. Pickney, Jr. and wife, Patricia G. Pickney, Grantors	This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday Seventeenth Floor Third National Bank Building Nashville, Tennessee 37219
TO:	Frederick P. Sanjek, Grantee	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
825-19th Avenue South Nashville, TN 37203	Same	92-16-267.00
		Field Book Numbers
		10W-07125

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Twenty-Five Thousand Dollars ($225,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 5th day of June, 1995.

Notary Public

My Commission Expires: 11/20/96

FOR AND IN CONSIDERATION OF the sum of Two Hundred Twenty-Five Thousand Dollars ($225,000.00), the receipt and sufficiency of which are hereby acknowledged, FRED C. PICKNEY, JR. and wife, PATRICIA G. PICKNEY (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto FREDERICK P. SANJEK (the "Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is Improved property known as 825-19th Avenue South, Nashville, TN 37203.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns forever.

And Grantors do covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 5th day of June, 1995.

Fred C. Pickney Jr.
FRED C. PICKNEY, JR.

Patricia G. Pickney
PATRICIA G. PICKNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, FRED C. PICKNEY, JR. and PATRICIA G. PICKNEY, the within named bargainors, 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, at Office, this 5th day of June, 1995.

Denise M. Laumeyer
Notary Public

My Commission Expires: 11/20/96

EXHIBIT A

BOOK 9692 PG 628

Property Description

Land in Davidson County, Tennessee, being lot No. 233 on the Map of O. B. Hayes Small Lots of record in Book One, page 81, of Chancery Court at Nashville, Tennessee.

Said Lot 233 fronts 50 feet on the westerly side of 19th Avenue South, and runs back between parallel lines, 166 feet to an alley.

Being the same property conveyed to Patricia G. Pickney by Installment Deed from Mary Belle Bryan Thompson, a widow of record in Book 5063, page 814, Registers' Office for Davidson County, Tennessee. By Warranty Deed of record in Book 5063, page 814, the said Patricia F. Pickney created a tenancy by the entirety with Fred C. Pickney, Jr.

The above legal description is the same as in the prior deed.

EXHIBIT B

Encumbrances BOOK 9692 PG 629

1. Taxes for 1995, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 1, page 81, Register's Office for Davidson County, Tennessee.

8198 06/06 0101 03CHECK 849.50

006731 4
IDENTIF. # REFERENCE

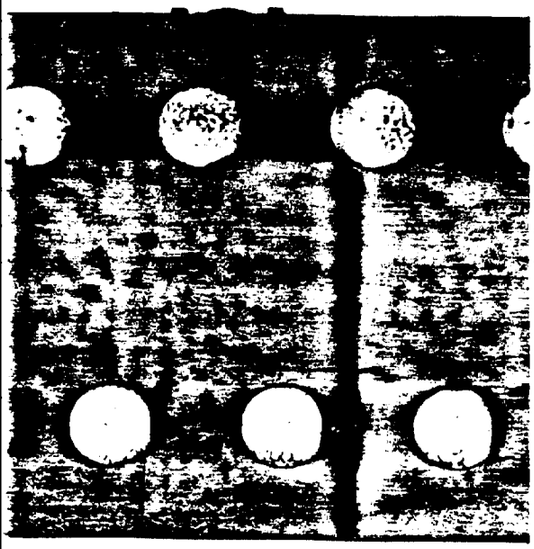
95 JUN -6 PM 12:01
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 9692 PG 630



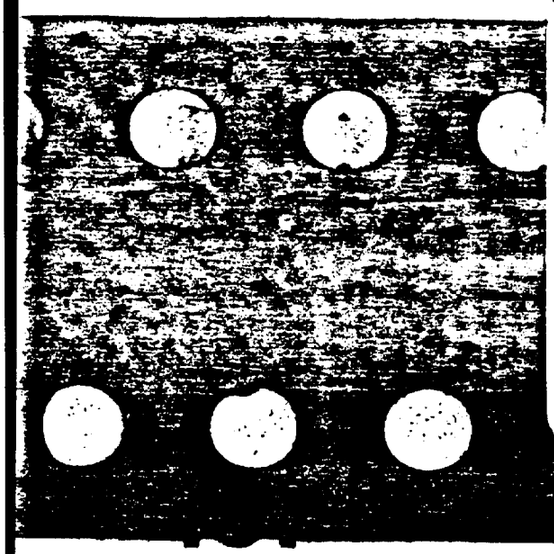
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				225000.00
			CON TX	832.50
			PRFEE	1.00
			MDEED	16.00
			TOTAL	849.50
			CHECK	849.50
06/06/95	01		12:00 0001	8198

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0067314
IDENTIF. ↑ REFERENCE

95 JUN -6 PM 12:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 917488