Bet 22

Send Tax Statements To:	New Owner(s)	Map/Parcel	
Pickard Holdings Limited, Inc.	Same		
c/o Gregory Ramos		Map:	92-15
5012 Cambron Drive		Parcel:	101
Nashville, TN 37221		Map:	104-02
		Parcel:	156

LIMITED WARRANTY DEED BOOK 9704 PG 587

FOR AND IN CONSIDERATION of Five Hundred Forty-Five Thousand and 00/100 ($545,000.00) Dollars the receipt of which is hereby acknowledged, we Robert Robeson and wife, Julia Robeson, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto Pickard Holdings Limited, Inc., its successors and assigns the following tracts or parcels of land in Davidson County, State of Tennessee, as follows, to-wit:

TRACT 1

Being Lot No. 12, North 2 feet of Lot No. 11 and the south 8 feet of Lot No. 13 on the Plan of Maddin's Subdivision of certain lots in Elliston's Addition to Nashville, of record in Book 57, Page 139, Register's Office for said County, and of certain land in the rear thereof according to a copy of a survey made October 29, 1958, by T. R. Sanford, Surveyor.

Said Lot No. 12 and parts of Lots 11 and 13 adjoin and front together 60 feet on the west side of Louise Avenue and run back between parallel lines 168 feet to an alley in the rear, which alley was opened by Agreement of record in Book 185, Page 55, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Robeson and wife, Julia Robeson, by Deed from Sewing Machine and Equipment, Inc., Book 6619, Page 887, Register's Office for Davidson County, Tennessee.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of West End Park as of record in Book 421, Page 82 and 83, Register's Office for Davidson County, Tennessee.

Said Lot 27 fronts 100 feet on the westerly side of Euclid Avenue or 31st Avenue North and runs back between parallel lines along the northerly margin of Bellwood Avenue, 162 feet to an alley.

Being the same property conveyed to Robert Robeson and wife, Julia Robeson by Deed from Sewing Machine and Equipment, Inc., of record in Book 6619, Page 889, Register's Office for Davidson County, Tennessee.

The within described property and all improvements and appurtenances thereunto appertaining is sold "AS IS" without warranty or representation except as is expressly stated herein.

Grantors represent and warrant that they have no knowledge of any existing or proposed orders or condemnation proceedings affecting the property and that they have received no notice of any such orders or proceedings.

TO HAVE AND TO HOLD the said lands, with the improvements, and appurtenances thereunto belonging, to the said Grantee, its heirs and assigns, forever. And we do covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the following:

1. Taxes for 1995 which have been pro rated and will be paid by Grantee when due.

2. Rights of parties in possession, including tenants on a month to month tenancy and leases not of record.

3. Any matter which would be disclosed by an accurate survey and inspection of the premises.

4. Easements for existing utilities.

5. Any visible easements.

6. Building and zoning regulations of Metro-Davidson County Government.

AND WE DO FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to the said Grantee, its heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 15th day of June, 1995.

Robert Robeson
ROBERT ROBESON

Julia Robeson
JULIA ROBESON

95 JUN 16 PM 2:59
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0070920
IDENTIF. & REFERENCE

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Robeson and wife, Julia Robeson, the bargainors, with whom I am personally acquainted (or whose identity was 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 Franklin, Tennessee, this 15th day of June, 1995.

Mary J. Woodard
NOTARY PUBLIC

My Commission Expires:
7-14-97

MARY J. WOODARD NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of the property transferred is $ 545,000.00 . This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

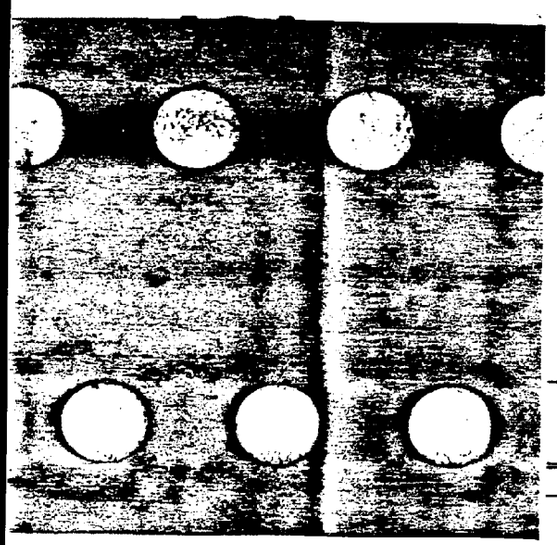
Sworn to and subscribed before this 15th day of June, 1995.

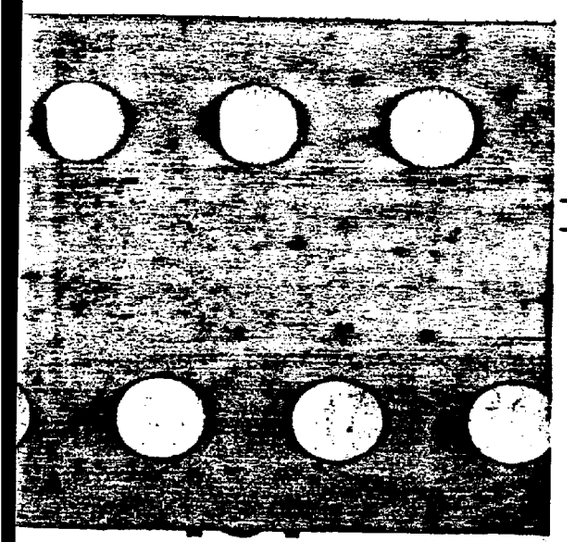
NOTARY PUBLIC I. DYKE TATUM

My commission expires:
July 26, 1997

This Instrument Prepared by:
James L. Woodard, Attorney
Post Office Box 708
Franklin, TN 37065-0708

2153 06/16 0101 03CHECK 2029.50





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

RECEIVED OF _____

FOR _____

BOOK 9704 PG 590

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 545000.00
CON TX 2016.50
PRFEE 1.00
[illegible]BANK 12.00
TOTAL 2029.50
CHECK 2029.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

06/16/95 01 15:00 0001 2163

0070920
IDENTIF. ↑ REFERENCE

95 JUN 16 PM 2:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 921392