BOOK 9859 PG 390

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Roderick L. Picott	NationsBanc Mortgage Corporation	MAP and PARCEL
	Attn: Tax Dept.	
900 Broadmoor Drive	P.O. Box 353	61-7-103
Nashville, TN 37216	Louisville, KY 40201-0353	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Edna Durard, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Roderick L. Picott and Jennifer J. Picott, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

BEING Lot No. 10 of Block "E" on the Plan of Broadmoor as of record in Book 547, Pages 161 and 162, Register's Office for said county, and the easterly 20 feet of Redwood Street, now closed, adjoining said lot and described as follows:

Said Lot and part of Redwood Street adjoin and front together 70 feet on the southerly side of Broadmoor Drive, formerly Woodruff, and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Edna DuRard by warranty deed from Billy Grant Porter and wife, Shirley Porter of record in Book 3766, Page 153, Register's Office, Davidson County, Tennessee.

This is property with a common address of 900 Broadmoor Drive, Nashville, TN 37216.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and paid at closing; 2) The Plan of Record in Book 547, Pages 161-162, said Register's office and all matters therein.

Property is being sold "As Is" condition.

E.O. Edna Durard is one and the same person as Edna DuRard.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $50,000.00

X _____
Affiant

Subscribed and sworn before me this 1st day of November, 1995.

_____
Notary Public

My Commission Expires: 5/23/98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **1st** day of **November, 1995**.

X Edna DuRard
Edna Durard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Edna Durard, unmarried** *, with whom I am personally acquainted, or who 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 **1st** day of **November, 1995**.

* being one and the same as Edna DuRard,

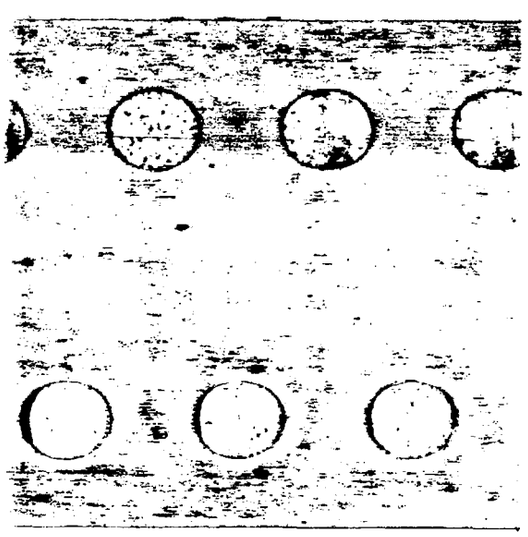
Notary Public
My Commission Expires: 5/23/98

File No. 9510-407

0122848
IDENTIF. & REFERENCE

95 NOV 14 AM 8:54
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

3229 11/14 0101 03CHECK 194.00



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

RECEIVED OF _____

FOR _____

BOOK 9859 PG 392

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 50000.00
CON TX 135.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CASH 194.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/14/95 01 08:54 0001 3229

0122848
IDENTIF. & REFERENCE

95 NOV 14 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 976797