Bk+ 58

BOOK 10095 PG 20

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Thomas K. Baker and Johnny P. Young 1504 17th Avenue South Nashville, TN 37203	NEW OWNER	Map 104-080 Parcel 298.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

6488 06/21 0101 07 CK 819.60

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, John W. Pickrell (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Thomas K. Baker and Johnny P. Young (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Please see attached Exhibit "A" for legal description.

Being the same property conveyed to John W. Pickrell by Quitclaim Deed from John W. Pickrell and H. Alan Pickrell and wife, Eleanor Pickrell of record in Book 6488, Page 12, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1504 17th Avenue South, Nashville, TN 37212.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $218,000.00.

Affiant

Subscribed and sworn to before me this 21st day of June, 1996.

Notary Public

My Commission Expires January 25, 1997

MARSHALL L. HIX NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21st day of June, 1996.

John W. Pickrell

Lola J. Pickrell

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 **John W. Pickrell**,* the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of June, 1996.

*Lola J. Pickrell

Marshall L. Hix
NOTARY PUBLIC

My Commission Expires: January 25, 1997

MARSHALL L. HIX • NOTARY PUBLIC AT LARGE • STATE OF TENNESSEE

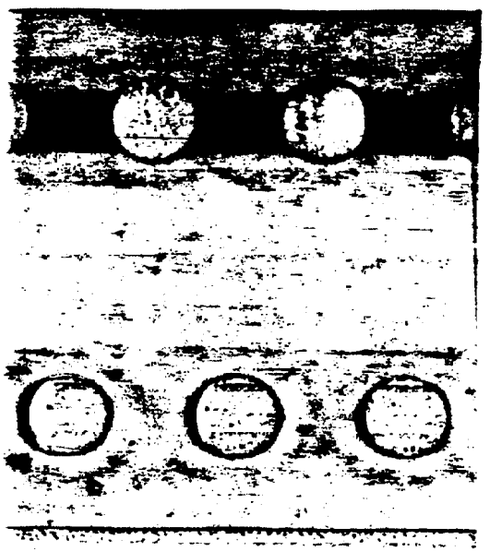
EXHIBIT "A"

Being Part Of Lot 47 in the O. B. Hayes Plan of Large Lots, called "Rokeby" as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of 17th Avenue South, formerly Addison Street, at the N.W. corner of a part of said lot conveyed by the Nashville Trust Co., Executor, et al to Mrs. Ida Payne Scovel and Douglas V. Payne by deed of partition, of record in Book 561, page 217, in said Register's Office; thence with the easterly margin of said Avenue, northerly 49.7 feet; thence at right angles, easterly 152-1/2 feet, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, southerly 49.7 feet to the N.E. corner of said Scovel and Payne Lot; thence with the northerly line of said lot, westerly 152-1/2 feet, more or less, to the beginning.

Being the same property conveyed to W. H. Cartwright and wife, Lena R. Cartwright by deed from Estelle J. Dodd and B. F. Dodd of record in Book 731, page 784, Register's Office for Davidson County, Tennessee. W. H. Cartwight having since died leaving said property to his wife, Lena R. Cartwright. Lena R. Cartwright having since died leaving the property to Harry Alan Pickrell by the Last Will and Testament of record in Will Book 76, page 376, Probate Court Clerk's Office for Davidson County, Tennessee. The said Harry Alan Pickrell having since died unmarried was then conveyed to John W. Pickrell and H. Alan Pickrell by his Last Will and Testament of record in Book 147, page 311, Probate Court Clerk's Office for Davidson County, Tennessee. John W. Pickrell, a single person, and H. Alan Pickrell, and wife, Eleanor Pickrell quitclaimed their interest to James C. Midgett, Jr., Trustee, who in turn, quitclaimed his interest to JOHN W. PICKRELL, a single person, of record in Book 6488, page 12, Register's Office for Davidson County, Tennessee.

0195501
IDENTIF. & REFERENCE
96 JUN 21 PM 2:54
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

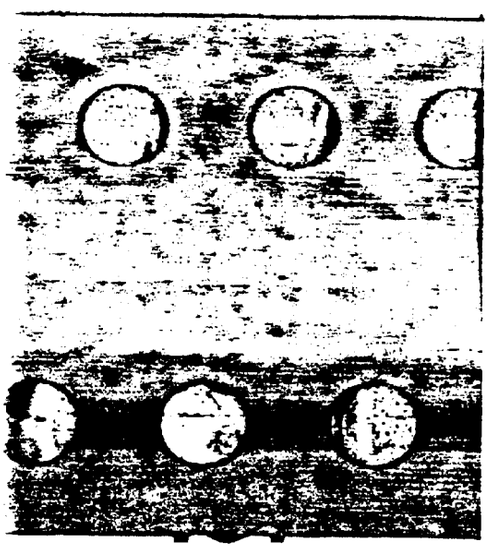
RECEIVED OF _____

FOR _____

BOOK 10095 PG 23

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 218000.00
CON TX 806.60
PRFEE 1.00
WDEED 12.00
TOTAL 819.60
CHECK 819.60

06/21/96 01 14:58 0001 6488

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195501
IDENTIF. ↑ REFERENCE

96 JUN 21 PM 2:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1054273