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

WARRANTY DEED

96

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10119 PG 295

#13999

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT M. PICKENS	NEW OWNER	130 43
(NAME)	(NAME)	
610 Lynwood Boulevard		98
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		BM1275
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, JAMES H. WINTERS AND WIFE, MILDRED C. WINTERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT M. PICKENS AND WIFE, ELIZABETH W. PICKENS

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 Lot No. 203 on the Plan of Royal Oaks Land Co's Subdivision of The Baker Tract, as of record in Plat Book 421, pages 102 and 103, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James H. Winters and wife, Mildred C. Winters by deed from Gilbert Harold and wife, Margaret Parker Harold of record in Book 2705, page 363, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) 1996 Taxes, which have been prorated and assumed by the Grantees; and (2) all matters appearing on the Plan of record in Plat Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

020294O

IDENTIF. & REFERENCE

96 JUL 12 AM 11:12

4551 07/12 0101 03CHECK 1211.50

unimproved ( )
This is improved (XX) property, known as 610 Lynwood Boulevard, Nashville, Tennessee 37205

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 9th day of July, 19 96

James H. Winters by Susan W. Edwards — Mildred C. Winters

JAMES H. WINTERS
BY: SUSAN W. EDWARDS, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

MILDRED C. WINTERS

BOOK 10119 PG 296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILDRED C. WINTERS with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 9th day of July, 1996.

My commission expires 5/23/98 Notary Public Kamford Hagler

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 DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN W. EDWARDS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said JAMES H. WINTERS and is authorized by the said JAMES H. WINTERS to execute this instrument on his behalf.

Witness my hand, at Office, this 9th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 11/26/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00

Susan W. Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 19 96

MY COMMISSION EXPIRES: 11/26/96 (AFFIX SEAL)

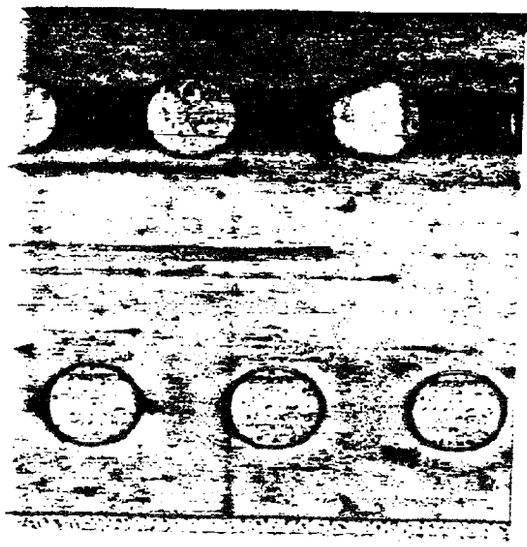
Notary Public

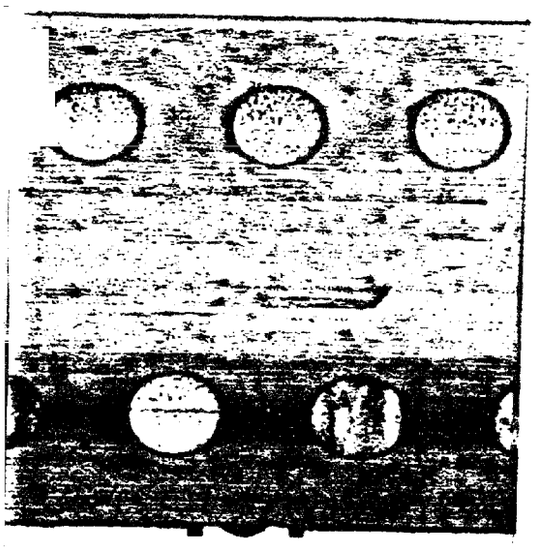
WARRANTY DEED

FROM JAMES H. WINTERS AND WIFE, MILDRED C. WINTERS

TO ROBERT M. PICKENS AND WIFE, ELIZABETH W. PICKENS

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 10119 PG 297

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 325000.00
				CON TX 1202.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1211.50
				CHECK 1211.50
07/12/95		01		11:17 0001 4551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0202940
IDENTIF. # REFERENCE

95 JUL 12 AM 11: 12

DAVIDSON COUNTY, TN.

No. 1062237