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

WARRANTY DEED

BOOK 10339 PG 167

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#14356

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES R. PICKEL, JR.	NEW OWNER	116-11
(NAME)	(NAME)	
415 Westview Avenue		54
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		BM3280
(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, SPENCER HAYS, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. PICKEL, JR. AND WIFE, HADEN H. PICKEL

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. 66 in the Royal Oaks Subdivision, together with 30 feet in the rear of Lot No. 66, a plan of which subdivision is of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Westview Avenue at the corner of Lots Nos. 65 and 66; thence with the line between said two lots westerly 430 feet to the center of Malone Avenue which has been heretofore closed; thence with the center of Malone Avenue southerly 165 feet; thence easterly 430 feet to the westerly margin of Westview Avenue; thence with the same northerly 306 feet 10 inches to the beginning.

Being the same property conveyed to Spencer Hays by installment deed from Harvey Pride, Jr. (an unmarried person) of record in Book 4623, page 957, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 5786, page 994; (3) All matters appearing on the Plan of record in Book 421, pages 102 and 103, said Register's Office.

C. Marlene Hays, spouse of Spencer Hays, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Spencer Hays.

97 FEB -5 AM 10:44
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0269940

This is improved (XX) unimproved ( ) property, known as 415 Westview Avenue, 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 30th day of January 19 97

Spencer Hays by [illegible], Attorney in Fact — C. Marlene Hays by [illegible], Attorney in Fact

SPENCER HAYS
BY: KEVIN E. HICKMAN, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

C. MARLENE HAYS
BY: KEVIN E. HICKMAN, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

BOOK 10339 PG 168

STATE OF TENNESSEE
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.

Witness my hand at office, this _____ day of _____, 19 ____.

My commission expires _____ Notary Public _____

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, KEVIN E. HICKMAN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said SPENCER HAYS AND WIFE, C. MARLENE HAYS and is authorized by the said SPENCER HAYS AND WIFE, C. MARLENE HAYS to execute this instrument on their behalf.

Witness my hand, at Office, this 30th day of January, 1997.

My Commission Expires: 9/23/2000

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 97.

MY COMMISSION EXPIRES: 9-23-00
(AFFIX SEAL)

Notary Public

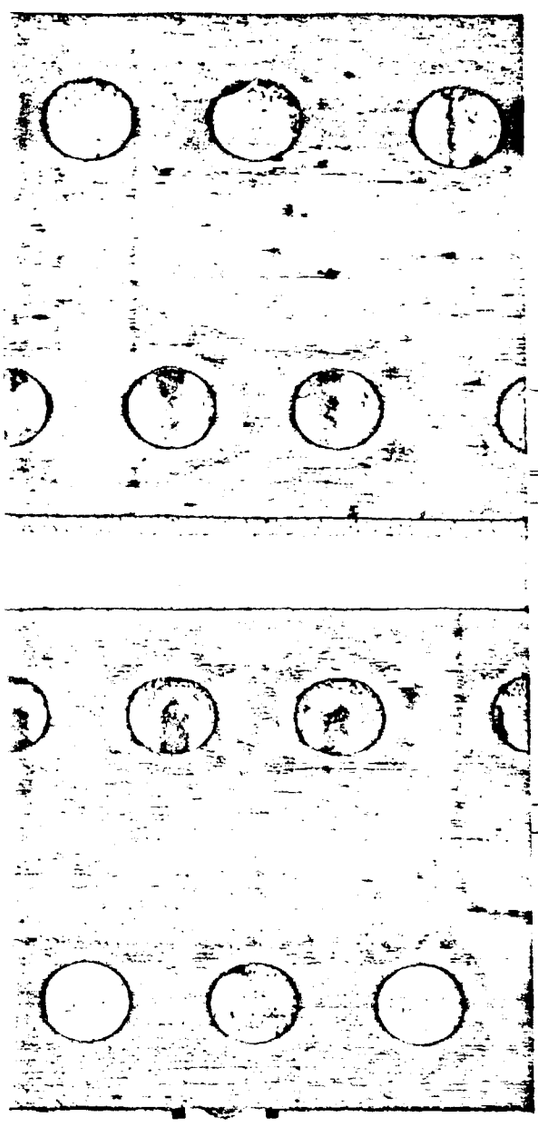
2967 02/04 0101 03CHECK 8149.00

WARRANTY DEED

FROM
SPENCER HAYS

TO
JAMES R. PICKEL, JR. AND WIFE, HADEN H. PICKEL

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 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 10339 PG 169

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 2200000.00
				CON TX 8140.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 8149.00
				CHECK 8149.00
02/04/97	01			10:48 0001 2967

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269940
IDENTIF. & REFERENCE

97 FEB -4 AM 10:44
REGISTER
DAVIDSON COUNTY, TN.

No. 1113486