PLEASE DO NOT PUBLISH PLEASE DO NOT PUBLISH PLEASE DO NOT PUBLISH

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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 39485
Dav. Co. File: Box 8

BOOK 10749 PG 601

93 JAN -7 AM 11:14

REGISTER

IDENTIF. & REFERENCE

03877114

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James R. Pickel III Kathryn K. Pickel 108 Bellevue Drive, South Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-14-017 BM07140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 345000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen E. Blackmon, Jr. and spouse, Evelyn Byrd Blackmon,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James R. Pickel III and spouse, Kathryn K. Pickel,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the westerly half of Lot No. 7 on the Map of Bransford Realty Co.'s and Johnson Bransford's Subdivision of part of a 40 acre tract and all of Lot 27 and part of Lot 28 in Deer Park Subdivision, Belle Meade, of record in Book 421, Page 67, Register's Office for said County.

SAID part of Lot No. 7 fronts 75 feet on the northerly margin of Bellevue Drive South and extends back 246.5 feet on the westerly line and 248 feet on the easterly line to a dead line in the rear, measuring 65 feet, more or less, thereon.

BEING the same property conveyed to Stephen E. Blackmon, Jr., and wife, Evelyn Byrd Blackmon by deed from Keith M. Lundin and wife, Linda S. Lundin of record in Book 6262, Page 913, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This conveyance is subject to an easement for sanitary sewer purposes across the front portion of said lot granted to the City of Belle Meade of record in Book 5787, Page 57, said Register's Office.

This instrument is executed on behalf of Evelyn Byrd Blackmon by Stephen E. Blackmon, Jr. as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 108 Bellevue Drive, South, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of January, 1998.

Stephen E. Blackmon, Jr.

Evelyn Byrd Blackmon, By: Stephen E. Blackmon, Jr., Atty-In-Fact

State of Tennessee
County of Davidson

On this 6th day of January, 1998, before me the undersigned authority, personally appeared **Stephen E. Blackmon, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 345000.00

James R Richards III
Affiant

Sworn and subscribed before me on the 6th day of January, 1998.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

BOOK 10749 PG 603

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 **Stephen E. Blackmon, Jr.**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Evelyn Byrd Blackmon**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of January, 1998.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Stephen E. Blackmon, Jr. and Evelyn Byrd Blackmon

TO: James R. Pickel III and Kathryn K. Pickel

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Stephen E. Blackmon, Jr., Affiant

Sworn to and subscribed before me this
6th day of January, 1998.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

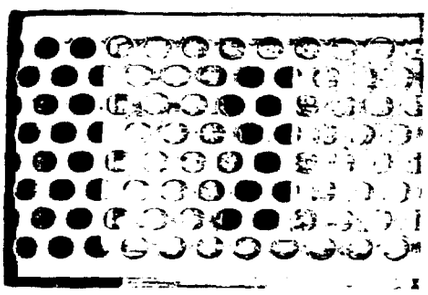
6289 01/07/98 01:01 03CHECK 12869.5

Wldoc: PAS Exhib WD—9191
Wldoc: Deed Wty—12192

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10749 PG 604

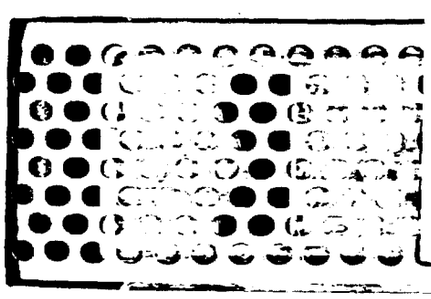
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 345000.00
CON TX 1276.50
PRFEE 1.00
WDEED 12.00
TOTAL 1289.50
CHECK 1289.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/07/98 01 11:12 0001 9389



0387714
IDENTIF. # REFERENCE
98 JAN -7 AM 11:14
REGISTER
DAVIDSON COUNTY, TN.

No. 1240063