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

WARRANTY DEED

BOOK 11103 PAGE 38

THIS INSTRUMENT PREPARED BY

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

#15844

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RODNEY PICKETT (NAME)	COUNTRYWIDE HOME LOANS (NAME)	MAP 104-11
518 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER)	750 Old Hickory Blvd. #180 (STREET ADDRESS)	PARCEL 61
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	PB# 24W 6710

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, ROY EDWARD HUTTON AND WIFE, SYLVIA JANE HUTTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RODNEY PICKETT, ~~unmarried~~

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. 20 Block 4 on the Plan of Fairfax Place, as of record in Plat Book 547, pages 137 and 138, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Roy Edward Hutton and spouse, Sylvia Jane Hutton by deed from William R. Harding and spouse, Margaret Rebecca Harding of record in Book 10461, page 283, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1998 which have been prorated and assumed by the Grantee(s); (2) Easement of record in Book 770, page 255; and (3) All matters appearing on the plan of record in Plat Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.

98 SEP -8 AM 11:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04851711

unimproved ( )
This is improved ~~XX~~ property, known as 518 Fairfax Avenue, Nashville, Tennessee 37212

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 28th day of August 19 98

Roy Edward Hutton
ROY EDWARD HUTTON

Sylvia Jane Hutton
SYLVIA JANE HUTTON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY EDWARD HUTTON AND WIFE, SYLVIA JANE HUTTON

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of August, 19 98.

My commission expires 9/23/2000 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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Rodney Pickett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 19 98

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM ROY EDWARD HUTTON AND WIFE, SYLVIA JANE HUTTON

TO RODNEY PICKETT

7849 09/08 0101 03CHECK 1304.0

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

01 05172

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

RECEIVED OF _____

FOR _____

BOOK 11103 PAGE 40

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	350000.00
CON TX	1295.00
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	1306.00
CHECK	1306.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 9/1/98 0001 7869

0485171
IDENTIF. # REFERENCE

98 SEP -8 AM 11:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1343293