This instrument prepared by:

J. Allen Reynolds III
Evans, Jones & Reynolds,
A Professional Corporation
1810 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219-2424

T E N N E S S E E W A R R A N T Y D E E D

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Michael A. Pickney 929 Fifth Avenue South Nashville, TN 37203	Michael A. Pickney 929 Fifth Avenue South Nashville, TN 37203	093-15-0 134.00

This instrument prepared from information furnished by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

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FOR AND IN CONSIDERATION of the amount of One and No/100 Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, and a Secured Promissory Note of even date herewith executed in favor of and delivered to the hereafter named Grantor in the principal amount of Two Hundred Fifty-four Thousand Six Hundred and No/100 Dollars ($254,600.00), such note to bear interest at a rate of 4.52% per annum, said principal and interest being due and payable annually, the first of such principal and interest payments to be due and payable on December 31, 1999, **Paul A. Pickney**, herein called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael A. Pickney**, herein called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being a resubdivision of Lots 12 and 13 of James P. Clark's subdivision of certain lots in the Barrow Grove Addition as of record in Plan Book 1, page 98, Chancery Court at Nashville, Tennessee. Said resubdivision being of record in Book 4715, page 124, in the Register's Office of Davidson County, Tennessee, to which resubdivision reference is here made for a more complete description.

Being the same property conveyed unto Paul A. Pickney by quitclaim deed of Amprite Electric Company, Inc., a Tennessee corporation, dated September 5, 1990, recorded in Book 8215, Page 956, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the following:

1. Real property taxes for 1999, a lien but not yet due and payable.

2. Such matters as would be reflected on an accurate survey of the property.

This is improved property, known as 935 Fifth Avenue South, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs and assigns, forever, and Grantor does covenant with Grantee that he is lawfully seized 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; and Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to Grantee, his 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.

Eunice M. Pickney, wife of **Paul A. Pickney**, the herein named Grantor, joins in this conveyance for the sole purpose of conveying or releasing any and all rights she may have in the above-described property by virtue of being the wife of **Paul A. Pickney**.

EXECUTED AS OF THE 1ST DAY OF JANUARY, 1999.

Paul A. Pickney

Eunice M. Pickney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ROBERT LORANGE, a Notary Public, in and for said County and State, **Paul A. Pickney** and wife, **Eunice M. Pickney**, 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 1ST day of JANUARY, 1999.

Notary Public

My Commission Expires: 7-27-02

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $254,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 1st day of JANUARY, 1999.

Notary Public

My Commission Expires: 7-27-02

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405700ps.009

99 FEB -9 AM 9:40
05466953
IDENTIFICATION REFERENCE
REGISTER
DAVIDSON COUNTY, TN.
020 00101 CASHIER 953.02

PICK-UP

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11333 PAGE 404

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0546953
IDENTIF. & REFERENCE

99FEB-9 AM 9:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	254600.00
CON TX	942.02
MOR TX	1.00
ERR	CO
MOR TX	1.00-
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	953.02
CHECK	953.02

02/09/99 01 09:39 0001 3643

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1422939