0562705

IDENTIF. ↑ REFERENCE

BOOK 11389 PG. 651

99 MAR 18 AM 9:20

REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
John M. Pickard, et ux
3864 Couchville Pike
Hermitage, Tennessee 37076

MORTGAGEE:
First Tennessee Bank
P. O. Box 217
LaVergne, Tennessee 37086

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map 138
Parcel 21.00

WARRANTY DEED 0282 03/15 0101 03CHECK 1750.00

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Wanda Harrington, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **John M. Pickard and wife, Mildred L. Pickard,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point in the northerly margin of Couchville Pike at an existing iron pin at Steven J. Freeman's southeast corner; thence with Freeman's line N 01° 46' 48" E 449.64 feet to an iron pin; thence S 86° 07' 00" E 55.89 feet to an iron pin; thence S 03° 48' 49" W 400.92 feet to an iron pin; thence N 83° 13' 49" W 256.03 feet to a corner post; thence S 06° 01' 11" W 272.21 feet to an iron pin; thence N 56° 43' 15" W along the northerly margin of Couchville Pike 429.29 feet to the point of beginning, containing 7.283 acres, more or less.

Being the same property conveyed to Jefferson L. Harrington and wife, Wanda C. Harrington, by deed from Maxie Helen Stuart, unmarried, as of record in Book 8225, page 490, and being the same property quitclaimed to Wanda C. Harrington by deed from Jefferson L. Harrington as of record in Book 11001, page 98, Register's Office for Davidson County, Tennessee.

This is improved property known as 3864 Couchville Pike, Hermitage, Tennessee 37076.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors 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 and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

Witness our hands this 5th day of March, 1999.

Wanda C. Harrington
WANDA C. HARRINGTON

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WANDA C. HARRINGTON, UNMARRIED**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 5th day of March, 1999.

Lea Ann Johnson
NOTARY PUBLIC

My Commission Expires: 10/20/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 470,000.00.

John M. Pickard 3/5/99
AFFIANT

Subscribed and sworn to before me
this 5th day of March, 1999.

Lea Ann Johnson
NOTARY PUBLIC

My Commission Expires: 10/20/99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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DAVIDSON COUNTY, TN.

BOOK 11389 PG. 653

CONV TX	1735.00
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	1750.00
CHECK	1750.00

03/18/99 01 09:19 0001 0282

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1439396