PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (sk) Title No: 40696
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Fred C. Pickney, Jr., Co-Trustee and Patricia Pickney Co-Trustee 1031 General George Patton Road Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 142-9-D-94

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 145,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeanita W. Hime, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fred C. Pickney, Jr. and Patricia Pickney as Co-Trustees under the Fred C. Pickney, Jr. and wife, Patricia Pickney Revocable Trust Agreement dated May 20, 1998,** 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:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1031 together with the carport designated 1031-C on the plan of River Plantation Section Six Phase One of record in Book 5200, pages 359 & 360, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Jeanita W. Hime, an unmarried person by deed from Andrea Dee Dibble Sanders, Executrix of the Estate of Helen Nadine Taylor, deceased, and frances Anne Taylor and Mary Evelyn Taylor Grones, Co-Conservators for Edgar Suggs Taylor, Ward of record in Book 9487, page 661, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Pages 359 and 360, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5794, page 526, Book 5794, page 539, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 1031 General George Patton Road, Nashville, TN 37221

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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

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 19th day of March, 1999.

Jeanita W. Hime
Jeanita W. Hime

BOOK 11392 PG. 44

State of Tennessee
County of Davidson

On this 19th day of March, 1999, before me the undersigned authority, personally appeared **Jeanita W. Hime**, 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.

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

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

This conveyance is to a revocable living trust and is exempt from the transfer tax pursuant to Tennessee Code Annotated, Section 67-4-409 (a) (3) (F).

Trust c Pickney Jr
Affiant

Sworn and subscribed before me on March 19, 1999.

Notary Public

My Commission Expires: _____

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

99 MAR 19 PM 12:53
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION
REFERENCE
056 33844

1011 02/19 0101 02CHECK 10.00