BOOK 11480 PG. 33

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 231,000.00

Karen K Pickett Ronald K Pickett II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 5-2-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tennessee 37062

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald K. Pickett II	First Union Mortgage Corporation	75 P-4
(NAME)	(NAME)	
1013 Wemberton Place	1100 Corporate Centre Dr./NC4777	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Raleigh, NC 27607/5066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Lynda Downum, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald K. Pickett II and wife, Karen K. Pickett

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:

BEING Lot No. 75, on the plan of Phase 4 Lakeridge, of record in Plat Book 8250, Page 726, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lynda Downum, unmarried, by deed from Frank Batson Homes, Inc. of record in Book 10770, page 423, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Subject to restrictions of record in Book 9669, page 715 and Book 9669, page 738, said Register's Office.

The Plan of record in Book 8250, page 726, Register's Office for Davidson County, Tennessee shows an Owners Certificate, a 20/5/10 foot minimum building setback line from front/side/rear and a 20 foot easement for public utility and drainage along the front line(s) of said lot.

Easement Noted of record in Book 10539, page 405, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1013 Wemberton Place, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 my hand this 13th day of May 19 99

Lynda Downum

BOOK 11480 PG. 34

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 Lynda Downum

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 13th day of May, 19 99

Commission expires 5-2-01

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

ALL PURPOSES REFERENCE

'99 MAY 17 AM 8:13

ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

05873611

6459 05/17 0101 CHECK

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

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

BOOK **11480** PG. **35**

05873611

IDENTIFICATION/REFERENCE

99 MAY 17 AM 8:14

REGISTER
DAVIDSON COUNTY, TN.

CAMT	231000.00
CON TX	854.70
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	865.70
CHECK	865.70

05/17/99 01 08:17 0001 6439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461087