THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 9921Q

MAP/GROUP/PARCEL: 083-13-0/185.00

NEW OWNER'S NAME AND ADDRESS:
ANTHONY PICKETT
1204 BOSCOBEL STREET
NASHVILLE, TENNESSEE 37206

Davidson County DEEDWARR
Recvd: 12/07/00 16:07 2pgs
Fees:11.00 Taxes:197.95
20001207-0120821

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, GLADYS O. DURHAM, a single woman, hereinafter called Grantor, does hereby transfer and convey unto ANTHONY PICKETT and PHYLLIS PICKETT, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 166 ON THE PLAN OF EAST EDGEFIELD, AS OF RECORD IN BOOK 21, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The subject property is improved property commonly known as 1204 Boscobel Street, Nashville, Tennessee 37206.

BEING the same property conveyed to Olean Craddock herein by deed of record in Book 6321, Page 729, Register's Office for DAVIDSON County, Tennessee.

Olean Craddock now known as Gladys O. Durham are one in the same person.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Gladys Olean Durham
GLADYS O. DURHAM

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, GLADYS O. DURHAM, a single woman, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 6th day of October, 2000.

NOTARY PUBLIC

My Commission Expires:

10/15/03



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $53,500.00.

AFFIANT

Sworn to and subscribed before me, this 6th day of October, 2000.

NOTARY PUBLIC

My Commission Expires:

10/15/03

