19-A

Prepared by:
Realty Title & Escrow
Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 4th day of February, 2002.

Notary Public
My commission expires: ~~01/29/03~~

JOE VAULX CROCKETT III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 29, 2005

Davidson County DEEDWARR
Recvd: 02/08/02 15:29 2pgs
Fees:13.00 Taxes:777.00
20020208-0017632

Address of New Owner:	Send Tax Bills to:	Tax Information
Larry L. Woods 1001-B Woodmont Blvd. Nashville TN 37204	New Owner	118-9 73.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William Zadok Pickens, Jr. and Jane Pickens Murray, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Larry L. Woods and wife, Elizabeth Woods, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being the easterly 25 feet of Lot No. 40 and the westerly 63.4 feet of Lot No. 41 on the Plan of Leonte Subdivision of Lots No. 17, 18, 19, 24, 25 and 26 in Noelton, not of record, described as follows:

Beginning on the southerly margin of Woodmont Avenue at a point 85.6 feet west of the westerly margin of 10th Avenue South; thence with the southerly margin of Woodmont Avenue, westwardly 88.4 feet to an iron pin; thence southwardly 180.5 feet to an iron pin in the northerly line of Lot No. 43, thence with the northerly line of Lots No. 42 and 43, eastwardly 88.4 feet to a point 71.2 feet, more or less, west of the westerly margin of said Tenth Avenue South, thence northwardly 178.2 feet, more or less, to the beginning.

Being the same property conveyed to Stella J. Richardson, a one-half interest; Tina Ray Bugbee, a one-fourth interest and Ethel Ray Stephenson, a one-fourth interest by deed from Alice A. Keith, dated 11/07/61, recorded 11/08/61 in Book 3309, Page 317, said Register's Office. Tina Ray Bugbee died testate on, or about 11/09/79 and by will of record in Will Book 129, Page 393, Probate Court Clerk's Office for Davidson County, Tennessee, subject property was devised to Stella Ray Richardson and Ethel Ray Stephenson. Stella Ray Richardson died testate in 1982 and by will of record in Will Book 140, Page 505, Probate Court Clerk's Office for Davidson County, Tennessee, her interest in subject property was devised to Carolyn R. Richardson Pickens and Stella Richardson Reed. Ethel Ray Stephenson died testate on, or about 11/30/85 and by will of record in Will Book 154, Page 544, Probate Court Clerk's Office for Davidson County, Tennessee, her interest was devised to Carolyn Richardson Pickens and Stella Richardson Reed. Stella E. Richardson Reed conveyed her interest in subject property to Carolyn R. Pickens by Quitclaim Deed of record in Book 7976, Page 99, said Register's Office. Carolyn Richardson Pickens died testate on, or about 03/18/87 and by will of record in the Probate Court Clerk's Office for Williamson County, Tennessee, subject property was devised to William Z. Pickens, Sr. William Z. Pickens, Sr. died testate on, or about 01/22/89 and by will of record in Will Book 52, Page 248, Probate Court Clerk's Office for Williamson County, Tennessee, subject property was devised to William Zadok Pickens, Jr. and Jane Pickens Murray.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject property is not the usual residence of Grantors.

This property is improved property known as 1001-B Woodmont Boulevard, Nashville, TN 37204

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of February, 2002.

William Zadok Pickens, Jr.

Jane Pickens Murray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Zadok Pickens, Jr. and Jane Pickens Murray, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 4th day of February, 2002.

Elizabeth J. Smith
State of Tennessee at Large

My Commission expires ~~10/29/03~~
11/29/03

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires
November 29, 2003