WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2002

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARY NELSON, SR., MARRIED (NAME)	WASHINGTON MUTUAL BANK, N.A. (NAME)	MAP 150-5
1154 Lake Marie Road (ADDRESS)	4301 HILLSBORO PIKE, SUITE 328 (ADDRESS)	PARCEL 82.00
Gallatin, Tennessee 37066 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37215 (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, LAWRENCE J. SACKS AS EXECUTOR OF THE ESTATE OF JAMES WALTER PICKLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY NELSON, SR., MARRIED AND GARY NELSON, JR., MARRIED

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:

LAND in Davidson County, Tennessee, being Lot No. 94 on the Plan of Forrest View Park, Section I, of record in Book 3700, pages 109 and 110, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to JAMES WALTER PICKLE AND WIFE, CHARLOTTE C. PICKLE, by deed from Home Federal Savings & Loan Associations of Nashville, of record in Book 4989, page 559, and also being the same property conveyed to James Walter Pickle by Order of Divorce from Charlotte C. Pickle of record in Instrument No. 200110190114183, Register's Office for Davidson County, Tennessee. The said James W. Pickle having since died. The Will of James W. Pickle filed with the Davidson County Probate Court Clerk's Office in Probate Docket No. 02P-1198 devised the subject property to Lawrence J. Sacks, as Executor of the Estate.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SUBJECT PROPERTY IS INVESTMENT PROPERTY AND WILL NOT BE USED NOW OR IN THE FUTURE AS PRINCIPAL PLACE OF RESIDENCE.

Davidson County DEEDWARR
Recvd: 11/20/02 11:20 2pgs
Fees:13.00 Taxes:381.10

20021120-0144065

unimproved ( )
This is improved (X) property, known as 2971 ANDERSON ROAD, NASHVILLE, TN 37217
(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 our hand s this 15th day of November, 2002

LAWRENCE J. SACKS, As Executor of the Estate of James Walter Pickle

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 LAWRENCE J. SACKS AS EXECUTOR OF THE ESTATE OF JAMES WALTER PICKLE

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of November, 2002.

Commission expires May 28, 2003

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 _____, _____.

My commission expires _____

Notary Public