PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(ST) Title No: 44208
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/28/03 13:48 2pgs
Fees:13.00 Taxes:407.00
20030128-0011579

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert M Pickens 619 Lynwood Blvd. Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS:104-05-056

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$110,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Embry Adams**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert M Pickens** 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:**

Land in Davidson County, Tennessee, being Lot No. 158 & 159 on the Plan of West Grove Subdivision of record in Book 421, Page 109 Register's Office for said County.

Said Lot 158 fronts 50 feet on the Easterly side of 37th Avenue North and runs back Easterly between parallel lines 200 feet to an alley.

Said Lot No. 159 fronts 50 feet on the Easterly side of 37th Avenue North, and runs back easterly between parallel lines 200 feet to an alley.

Being the same property conveyed to Jack Burgess and wife, Birdie Burgess by deed from Joseph Howard Gilmore and wife, Margaret McConnell Gilmore of record in Bok 1516, page 349, said Register's Office. The said Jack Burgess and Birdie Burgess have since died, with Birdie Burgess predeceasing Jack Burgess. The Will of Jack Burgess of record in Will Book 199, Page 83, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Nancy Krech, as Executrix. By Quitclaim Deed of record in Book 10985, page 781, said Register's Office, the said Nancy Krech, Executrix, conveyed subject property to Thelma Corbett and Embry Adams. The said Thelma Corbett has since died. The Last Will and Testament of Thelma B. Corbitt, Docket No. 00P-1458, Will Book 237, page 345 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, subject property was devised to Embry E. Adams. By Quitclaim Deed of record in Doc. No. 20010314-0024457, said Register's Office, Embry Adams, Executrix of the Estate of Thelma Corbitt conveyed subject property to Embry Adams, a single person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; All matters shown on The Plan, with Owner's Certificate, of record in Plat Book 421 Page 109, said Register's Office.

This is improved property, known as: 108 37th N, Nashville, Tennessee 37209

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.

TAI 1/28/03

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 27th day of January, 2003.

Embry Adams

Embry Adams

State of TENNESSEE

County of DAVIDSON

On this 27th day of January, 2003 , before me the undersigned authority, personally appeared Embry Adams , 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.

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE

County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Sworn and subscribed before me this the 27th day of January, 2003

My Commission Expires.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2004