WARRANTY DEED



FILE BOX 19B
03-5-015-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th day of May, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DONNIE THOMPSON (NAME)	"NEW OWNER" (NAME)	103-04
3718 Richland Avenue (ADDRESS)	(ADDRESS)	400.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE)	

Davidson County DEEDWARR
Recvd: 05/09/03 13:59 2pgs
Fees:13.00 Taxes:810.30

20030509-0062744

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **LAWRENCE J. SACKS, EXECUTOR FOR THE ESTATE OF JAMES WALTER PICKLE, DECEASED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DONNIE THOMPSON AND WIFE, ALICIA THOMPSON**, hereinafter called the Grantee(s), 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. 35, on the plan of West End Annex as subdivided by Sylvan Park Land Company, of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 35 fronts 100 feet on the northerly side of Colorado Avenue and runs back between parallel lines with the easterly margin of 42nd Avenue, North, formerly 1st Street, 162.9 feet to an alley.

BEING the same property conveyed to James W. Pickle by Donald J. Stover and Jerry Kemp, of record in Book 4326, Page 320, Register's Office for Davidson County, Tennessee. The said James W. Pickle having since died. The Last Will and Testament of James Walter Pickle having been filed in Nashville, Davidson County, Tennessee Courts 02P-1198, appointing Lawrence J. Sacks, as Executor of the Estate of James W. Pickle. And by Quitclaim Deed dated January 15, 2003 and being file for record in Instrument No. 20030509006243, Register's Office for Davidson County, Tennessee, recorded simultaneously herewith.

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.

BEING unimproved ☐
Improved ☒ property known as: 4114 Colorado Ave, Nashville, TN, 37209.
(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 7th day of May, 2003.

Lawrence J Sacks

LAWRENCE J. SACKS, EXECUTOR FOR THE ESTATE OF JAMES WALTER PICKLE, DECEASED

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, EXECUTOR FOR THE ESTATE OF JAMES WALTER PICKLE, DECEASED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 7th day of May, 2003.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.