Davidson County DEEDWARR
Recvd: 06/06/03 14:32 2pgs
Fees:13.00 Taxes:735.93

20030606-0078628

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42003

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2003

Notary Public

MY COMMISSION EXPIRES: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger L. Clark	Cavalry Banking	127-112
8413 Highway 70 West	2209 Crestmoor Road #320	
Nashville, TN, 37221	Nashville, TN 37215	

FOR AND IN 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, I/WE,

James L. Pickney and Lura M. Pickney, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger L. Clark and wife, Judith D. Clark

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:

Being in the 9th Civil District of said County, being Tract No. 4 on the unrecorded plat of the John Cunningham property according to a survey made by Southern Land Surveying Co., Inc., made August 19, 1970, as follows:

Beginning at an iron pin in the southern margin of U.S. Highway 70, said point being 1011.63 feet from the interesection of the southern right of way of U. S. Route 70 and the centerline of Newsom Station Road; thence with the line between Tracts 3 and 4, south 4 degrees 04 minutes 00 seconds east 225.00 feet to an iron pin; thence south 29 degrees 04 minutes 50 seconds west 577.72 feet to a point in the northerly margin of Newsom Station Road; thence along said margin, south 65 degrees 11 minutes 17 seconds west 78.00 feet to a concrete monument; thence along a curve to the left (Radius equals 597.96 feet) 199.76 feet to a concrete monument; thence leaving said northerly margin of Cunningham's easterly line, north 43 degrees 57 minutes 08 seconds west 20.00 feet to an iron pin; thence with a line between Tracts 5 and 4, north 30 degrees 36 minutes 21 seconds east 721.45 feet to an iron pin; thence north 4 degrees 04 minutes 01 seconds west 225.00 feet to an iron pin in the southerly margin of U.S. Highway No. 70; thence along said southerly margin in an easterly direction north 85 degrees 55 minutes 09 seconds east 155.00 feet to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to James L. Pickney and wife, Lura M. Pickney by Warranty Deed from Lavenia E. Smith, widow of record in Book 9332, Page 254, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 8413 Highway 70 West, Nashville, TN 37221

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 my/our hand(s) this 29th day of May, 2003

X James L. Pickney
James L. Pickney

X Lura M. Pickney
Lura M. Pickney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named James L. Pickney and Lura M. Pickney, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 2003

Notary Public

My Commission Expires: 3/25/06

