PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(DM) Title No: 44591
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/01/03 13:04 2pgs
Fees:13.00 Taxes:625.30
20031001-0144938

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
The Bacon Group, Inc. 6600 Hwy 100 Nashville, Tennessee 37205	New Owner

TAX MAP-PARCEL NUMBERS: 104-05-056

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$169,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert M. Pickens**, married hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **The Bacon Group, Inc.** 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 No. 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 of the same property conveyed to Robert M. Pickens by deed from Embry Adams, unmarried of record in Doc. No. 20030128-0011579, Register's Office for Davidson County, Tennessee.

Elizabeth W. Pickens, spouse of Robert M. Pickens joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

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 Avenue North, 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.

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 19th day of September, 2003.

Robert M. Pickens

Elizabeth W. Pickens

State of TENNESSEE

County of DAVIDSON

On this 19th day of September, 2003, before me the undersigned authority, personally appeared **Robert M. Pickens Elizabeth W. Pickens** 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.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary

My Commission Expires JULY 21, 2007

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $169,000.00

Affiant

Sworn and subscribed before me this the 22nd day of September, 2003

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

My Commission Expires JULY 21, 2007