WARRANTY DEED

State of Tennessee)
County of Davidson)

FILE BOX 19B
04-03-037-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of April, 2004

Notary Public

My Commission Expires: 8-2-05

CHRISTINE L. LAND NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/14/04 13:48 2pgs
Fees:13.00 Taxes:1128.50

20040414-0042087

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
SUSAN THETFORD AND HUGH NELSON PARTNERSHIP	Same	130-11-0
(NAME) 902 Lynnwood Blvd	(NAME)	049.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **THE JAMES WALTER PICKLE CHARITABLE FOUNDATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SUSAN THETFORD AND HUGH NELSON PARTNERSHIP**, 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 the 34th Councilmanic District of Davidson County, Tennessee, being parts of Lots 12 and 13 on the Plan of Carter and King Lands, as of record in Book 57, page 99, Register's Office for said County, and being Lot No. 19 of Block A, on the unrecorded subdivision of Tyne Meade, Section No. 2, and located on the east margin of Lynnwood Boulevard, south of Warner Place and north of Tyne Boulevard, and being Parcel 49 on Map 130-11 as evidenced in Deed Book 5596 Page 281 in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

BEGINNING at an iron pin located on the east margin of Lynnwood Blvd., said pin being the northwest corner of the herein described tract and said point being the southwest corner of Conklin (Parcel 48) as evidenced in Deed Book 9941 Page 115 (RODCT), thence:

1. leaving the east margin of Lynnwood Blvd., following along the line common to the property herein described and to Conklin, South 76 degrees 34 minutes 16 seconds East a distance of 248.05 feet to an iron pin, said iron pin being the northeast corner of the property herein described, and said point also being the southeast corner of Conklin, and said point also being in the west line of Crowe (Parcel 65) as evidenced in Deed Book 9937 Page 552 (RODCT), thence:

2. leaving the line common to Conklin, following the line common to Crowe and passing the northwest corner of McFadden (Parcel 64), as evidenced in Instrument No. 20030507-0060914, (RODCT), and continuing with the line common to McFadden, South 13 degrees 43 minutes 00 seconds West a distance of 100.00 feet to an iron pin, said iron pin being the southeast corner of the property herein described and said iron pin being in the west line of McFadden and said point also being the northeast corner of Gander (Parcel 50) as evidenced in Deed Book 9365 Page 720 (RODCT),thence:

3. leaving line common to McFadden, following along the line common to the property herein described and to Gander, North 76 degrees 33 minutes 39 seconds West a distance of 247.72 feet to an iron pin in the east margin of Lynnwood Blvd., said iron pin being the southwest corner of the property herein described and said iron pin being the northwest corner of Gander, thence:

4. leaving the line common to the property herein described and to Gander, following along the east margin of Lynnwood Blvd., North 13 degrees 31 minutes 45 seconds East a distance of 99.95 feet to a point, the BEGINNING, containing 24782 square feet or 0.5689 acres more or less, according to a survey dated March 26, 2004 by Jesse E. Walker, RLS No. 1486, P. O. Box 210456, Nashville, TN 37221, Job No. 04106.

Being the same property conveyed to The James Walter Pickle Charitable Foundation, whose initial Trustees are Lawrence J. Sacks, Charlene D. Sanders, and William O. Boone, by deed from Lawrence J. Sacks, Executor of The Estate of James Walter Pickle, Deceased, and joined by his wife, Charlotte C. Pickle a/k/a Charlotte Pickle, of record in Instrument No. 20040127-0010070, Register's Office for Davidson County, Tennessee.

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.

BEING unimproved ☐
Improved ☒ property known as: 902 Lynnwood Blvd, Nashville, TN, 37205.

(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, its hands, this 1st day of April, 2004

THE JAMES WALTER PICKLE CHARITABLE FOUNDATION

By: _____
Lawrence J. Sacks, Trustee

By: _____
Charlene D. Sanders, Trustee

By: _____
William O. Boone, Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **LAWRENCE J. SACKS, CHARLENE D. SANDERS, AND WILLIAM O. BOONE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged to be the TRUSTEES of **THE JAMES WALTER PICKLE CHARITABLE FOUNDATION,** the within named bargainor(s), and that as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of April, 2004.

My Commission Expires: 03/31/07

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.