47

WARRANTY DEED

PLEASE RETURN TO:
CASTLEMAN TITLE & ESCROW, LLC
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 11/09/04 14:02 2pgs
Fees:13.00 Taxes:1942.50

20041109-0135222

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October 2004

Notary Public

MY COMMISSION EXPIRES: 1/25/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deena Shapiro (NAME)	1ST TRUST BANK FOR SAVINGS (NAME)	MAP 116 14
108 S. Bellevue Drive (ADDRESS)	P.O. BOX 17257 (ADDRESS)	PARCEL 17
Nashville, TN 37205 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38187-0257 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, James R. Pickel, III and wife, Kathryn K. Pickel

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

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:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 7 on the Map of Bransford Realty Co.'s and Johnson Bransford's Subdivision of part of a 40 acre tract and all of Lot 27 and part of Lot 28 in Deer Park Subdivision, Belle Meade, of record in Book 421, page 67, Register's Office for said County.

Said part of Lot No. 7 fronts 75 feet on the northerly margin of Bellevue Drive South and extends back 246.5 feet on the westerly line and 248 feet on the easterly line to a dead line in the rear, measuring 65 feet, more or less, thereon.

Being the same property conveyed to James R. Pickel, III and wife, Kathryn K. Pickel by deed from Stephen E. Blackmon, Jr. and wife, Evelyn Byrd Blackmon of record in Book 10749, page 601, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record including a sewer easement of record in Book 5787, page 57, and to all matters shown on the plan of record in Book 421, page 67, said Register's Office.

The legal description is the same as the previous deed of record.

*******Continued on Next Page********

unimproved ( )
This is improved (X) property, known as 108 S. Bellevue Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 29th day of October, 2004

James R. Pickel III
James R. Pickel, III

Kathryn K. Pickel by James R. Pickel III Attorney in Fact
Kathryn K. Pickel
By James R. Pickel, III by Power of Attorney of record in Instrument No. , Register's Office for Davidson County, TN

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 James R. Pickel, III

the bargainor _____, 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 Nashville, Tennessee, this 29th day of October, 2004.

Commission expires 1/25/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On October 29, 2004 before me personally appeared James R. Pickel, III to me known to be the person who executed the foregoing instrument in behalf of Kathryn K. Pickel and acknowledged that he executed same as the free act and deed of said Kathryn K. Pickel for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October, 2004.

My Commission Expires:

1/25/05

Notary Public

SAMUEL F. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

***** Continuation from Page #1*****

James R. Pickel, III executes this instrument as Attorney-In-Fact on behalf of **Kathryn K. Pickel**, pursuant to the Power of Attorney being recorded by Instrument Number * in the Register's Office for Davidson County, Tennessee.

*20041109-0135221