[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
J. C. Pickett	New Owner	Map 92-05
P.O. Box 263		Parcel 326
Hendersonville, TN 37077		

This instrument prepared by : Weldon B. White, Jr., Attorney at Law, 104 Woodmont Blvd., Ste 115, Nashville, Tennessee 37205. This instrument was prepared without the benefit of a title examination.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Derrick Clendening, an unmarried man** (The "Grantor") has bargained and sold, and by these presents does sell, transfer and convey unto **J.C. Pickett**, (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the westerly half of Lot No. 7 in A. W. Wills Subdivision of part of the Barrow Lands of record in Book 161, page 107, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said part of Lot No. 7 fronts 50 feet on the north side of Torbett Avenue and extends back northerly between parallel lines 125 feet more or less, to an alley.

Being the same property conveyed to Derrick Clendening by deed from David Rachel and wife, Janet Rachel, of record in Book 9734, page 880, as re-recorded in Book 9861, page 587, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. All matters shown on subdivision of record in Book 161, page 107, Register's Office.

This is unimproved property commonly known as 3128 Torbett Street, Nashville, TN

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $5,000.00.

J. C. Pickett
Affiant

Subscribed and sworn to before me this 6th day of December, 2004.

EARDINE EMRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

Davidson County DEEDWARR
Recvd: 12/07/04 16:04 2pgs
Fees:13.00 Taxes:18.50

20041207-0145988

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 6th day of December, 2004.

Derrick Clendening

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of December, 2004, before me personally appeared Derrick Clendening to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07