WARRANTY DEED

FILE BOX 19B
05-01-034-DA

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th day of February, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
David M. Birchett and Wife, Paula Birchett	"NEW OWNER(S)"	133-06-0
(NAME) P. O. BOX 296	(NAME)	015.00
(ADDRESS) LEBANON, TN 37088-0296	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/08/05 12:02 2 pgs
Fees:13.00 Taxes:111.00

20050208-0014697

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 **David M. Birchett and Wife, Paula Birchett**, 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 DAVIDSON County, Tennessee being Lot No. 307, SUNRISE HEIGHTS ADDITION, of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to JAMES W. PICKLE by Warranty Deed from Murry Pewitt and Wife, Rebecca Woodroof Pewitt, of record in Book 3953, Page 619, Register's Office for Davidson County, Tennessee. The said James W. Pickle, having since died. The Last Will and Testament of James Walter Pickle (being one and the same person as, James W. Pickle) having been filed in the Probate Court of Davidson County, Tennessee, No. 02P-1198, appointing Lawrence J. Sacks, as the Executor of the Estate of the said James Walter Pickle, deceased.
Property having been furthered conveyed to THE JAMES WALTER PICKLE CHARITABLE FOUNDATION, by Deed from LAWRENCE J. SACKS, EXECUTOR OF THE ESTATE OF JAMES WALTER 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.

Subject property is not now, nor has it ever been the principal place of residence of the Grantor(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 406 Veritas Street, Nashville, TN, 37211.

(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 4th day of February, 2005

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 FOUNDATION,** the within named bargainor(s), a Tennessee CORPORATION, and that THEY as such TRUSTEES, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the CORPORATION by THEMSELVES as such officers.

Witness my hand and official seal at Brentwood, Tennessee, this 4th day of February, 2005.

My Commission Expires: 03/31/07 _____
Notary Public