Box 56 Record 18

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$270,000.00**.

June Bellard
Affiant

Subscribed and sworn to before me, this the 19th day of January, 2006.

Rachael A. Alexander
Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Phonenary Amy Malaikham	NEW OWNER	**Map 116-12-0-K, Parcel 003co**
3904 Wallace Lane		
Nashville, TN 37215		

Davidson County DEEDWARR
Recvd: 01/25/06 14:08 2 pgs
Fees:13.00 Taxes:999.00

20060125-0009603

FOR AND IN 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,

The James Walter Pickle Charitable Foundation, a Tennessee nonprofit corporation

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

Phonenary Amy Malaikham

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 of the Wallace Close Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for Wallace Close Condominiums, of record in Instrument No. 20041230-0155035, amended in Instrument No. 20050301-0022155, and Amendment to the By-Laws of record in Instrument No. 20050301-0022156, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan as set out on Exhibit "E" to the Master Deed of Wallace Close Condominiums, of record in Instrument No. 20041230-0155035 and amended in Instrument No. 20050301-0022155, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to James W. Pickle and wife, Charlotte C. Pickle, by Deed dated July 27, 1972, from Mark R. Moore and wife, Clarice E. Moore, of record in Book 4635, Page 577, Register's Office for Davidson County, Tennessee. The said parties having since divorced. Charlotte C. Pickle conveyed her interest to James W. Pickle by Order of record in Minute Book 42C, Page 1797, and File No. 80D-1125, Fifth Circuit Court for said County and of record in Instrument No. 20011019-0114183, Register's Office for said County. The said James W. Pickle having since died. Lawrence J. Sacks was appointed Executor of the Estate by the Last Will and Testament of James Walter Pickle, of record in Volume No. 4348-804251 and Docket No. 02P-1198, Probate Court Clerk's Office for said County. The said property was further conveyed to The James Walter Pickle Charitable Foundation, whose initial Trustees are Lawrence J. Sacks, Charlene D. Sanders, and William O. Boone, by Executor's Quitclaim Deed from Lawrence J. Sacks, Executor of the Estate of James Walter Pickle, deceased (and from Charlotte C. Pickle), of record in Instrument No. 20040127-0010070, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wallace Close Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved (_X__) Unimproved (____) property, known as: **3904 Wallace Lane, Nashville, TN 37215**

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 its hand by its duly authorized officer this **19th** day of **January, 2006.**

The James Walter Pickle Charitable Foundation

By: _____
Lawrence J. Sacks, Trustee and President

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 State and County aforesaid, personally appeared Lawrence J. Sacks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee and President of The James Walter Pickle Charitable Foundation, within named bargainor, a Tennessee nonprofit corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such President.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **January, 2006.**

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/22/09

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Charlene D. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Trustee of The James Walter Pickle Charitable Foundation, a Tennessee nonprofit corporation, within named bargainor, and that he/she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such Trustee.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **January, 2006.**

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/22/09

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared William O. Boone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Trustee of The James Walter Pickle Charitable Foundation, a Tennessee nonprofit corporation, within named bargainor, and that he/she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such Trustee.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **January, 2006.**

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/22/09