This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 01/03/07 14:04 2 pg
Fees:13.00 Taxes:834.61
20070103-0001204

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,570.00

Affiant

Subscribed and sworn to before me,

this 29th day of December, 2006.

Notary Public

My Commission Expires: 7-21-07

| Address New Owner as Follows: | Send Tax Bills to: | Map-Parcel Number |
|---|---|---|
| Amy Moran Dock<br>932-B Russell Street<br>Nashville, Tennessee 37206 | SunTrust Mortgage, Inc<br>201 4th Ave. N. 7th Floor<br>Nashville, TN 37219 | 82-16-0-160.00 |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **John W. Pickett, III and wife, Sasha H. Pickett**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Amy Moran Dock**, an individual, hereinafter called the Grantee, her heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2-A on the Plan of the Zone Lot Division of Lots 1 and 2 on the Aeby Subdivision, Section IV, of record in Book 6050, Page192 and as amended in Book 6200, Page 334, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sasha C. Hoben, unmarried and John W. Pickett, unmarried, as Joint Tenants with Rights of Survivorship by Warranty Deed from Barry Goold, unmarried, of record in Instrument No.20000501-0043319, Register's Office for Davidson County, Tennessee.

NOTE: Sasha C. Hoben, now being married is one in the same person as Sasha H. Pickett.

NOTE: John W. Pickett, unmarried, is one in the same person as John W. Pickett, III now married to Sasha H. Pickett.

This property is made subject to the following:

1. 2007 County Taxes a lien, not yet due and payable.

2. Subject to all matters on Plat Plan of record in Book 6050, Page 192 and as amended in Book 6200, Page 334, Register's Office for Davidson County, Tennessee.

3. Subject to Restrictive Covenants of record in Book 6733, Page 736, Register's Office for Davidson County, Tennessee.

4. Subject to any and all matters related to said property of record in Register's Office for Davidson County, Tennessee.

This is improved property known as: 932-B Russell Street Nashville, TN 37206.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of December, 2006.

By: John W. Pickett III

John W. Pickett, III

By: Sasha H. Pickett

Sasha H. Pickett

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named John W. Pickett, III and wife, Sasha H. Pickett, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 29th day of December, 2006.

NOTARY PUBLIC

My Commission Expires: 3 · 20 · 2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010