WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/27/07 14:12 2 pgs
Fees:13.00 Taxes:1035.68

20070427-0050591

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$279,913.00.**

Affiant

Subscribed and sworn to before me this 25th day of April, 2007

Notary Public
My Commission expires: 8-3-10
(Affix Seal)

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ralph Bristol	Churchill Mortgage Corp.	109-05-0-A-006.00CO
1013 Wemberton Place	761 Old Hickory Blvd. Ste 401	
Nashville, TN 37214	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ronald K. Pickett, II and wife, Karen K. Pickett**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ralph Bristol**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 75 on the plan of Phase 4 Lakeridge, of record in Book 8250, page 726, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ronald K. Pickett, II and wife, Karen K. Pickett, by deed from Lynda Downum, unmarried, on May 13, 1999, of record in Book 11480, page 33, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 8250, page 726, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9669, page 715; and Book 9669, page 738, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 10539, page 405, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1013 Wemberton Place, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this April 25, 2007.

Ronald K. Pickett II

Karen K. Pickett

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald K. Pickett, II and Karen K. Pickett** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 25, 2007

My commission expires 8/15/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY