WARRANTY DEED

State of Tennessee)
County of Davidson)

File in Box 14-A
File No.: 21397-1

The actual consideration or value, whichever is greater, for this transfer is **$163,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2008.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rebecca DeVane	"New Owner"	043-01-092, 043-01-093, 043-01-094
1541 Celebration Way		
Nashville, TN 37211		

Davidson County DEEDWARR
Recvd: 05/29/08 08:09 2 pgs
Fees:13.00 Taxes:603.10
20080529-0054428

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, I,

Janis Traughber Pickney, unmarried

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

Rebecca DeVane, unmarried

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:

TRACT 1:
LAND in Davidson County, Tennessee, being part of Lot "T" on the corrected Map of W.P. Ready's Subdivision of the E.H. Thornton Tract in the old 19th Civil District of Davidson County, Tennessee, as of record in Book 332, Page 110, Register's Office for Davidson County, Tennessee.

SAID Lot "T" fronts 320 feet on the southerly side of Lawrence Avenue and runs back with the westerly margin of Pierce Road, 544 feet to the northerly margin of Shannon Avenue and shows 318.5 feet on Shannon Avenue.

INCLUDED BY EXCLUDED is the property conveyed of record in Book 1730, Page 570, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to H. H. Traughber and wife, Ruby Traughber, by Deed from Nelson P. Hill, of record in Book 1717, Page 546, Register's Office for Davidson County, Tennessee. The said H.H. Traughber and Ruby Traughber having since died. Ruby Traughber having predeceased H.H. Traughber. The said property was devised to Janis Traughber Pickney by the Last Will and Testament of Harvey Hannah Traughber of record in Will Book 223, Page 283, Probate Court for said County and in Instrument No. 20010816-0088820, Register's Office for Davidson County, Tennessee. The said H.H. Traughber is one and the same person as Harvey Hannah Traughber.

BEING improved property, known as: 1021 Pierce Road, Madison, TN 37115.

TRACT 2:
LAND in Davidson County, Tennessee, being the Southwest part of Lot "S" on the Corrected Map of W.P. Ready's Subdivision of the E.H. Thornton Tract, of record in Book 332, Page 110, Register's Office for Davidson County, Tennessee.

SAID part of Lot "S" front 160 feet on the North side of Shannon Avenue and runs back between parallel lines along the East boundary of Lot "R" 251 feet, more or less, to a dead line in the rear on which it measures 160 feet thereon.

BEING unimproved property.

TRACT NO. 3:
LAND in Davidson County, Tennessee, being the Southeast part of Lot "S" on the Corrected Map of W.P. Ready's Subdivision of the E.H. Thornton Tract, of record in Book 332, Page 110, Register's Office for Davidson County, Tennessee.

SAID part of Lot "S" fronts 160 feet on the North side of Shannon Avenue and runs back between parallel lines along the West margin of Lot "T" 249 feet, more or less, to a dead line in the rear on which it measures 160 feet thereon.

BEING the same property conveyed to H. H. Traughber and wife, Ruby Traughber, by Warranty Deed from Morris Levine and wife, Virginia H. Levine, of record in Book 4121, Page 197, Register's Office for Davidson County, Tennessee. The said H.H. Traughber and Ruby Traughber having since died. Ruby Traughber having predeceased H.H. Traughber. The said property was devised to Janis Traughber Pickney by the Last Will and Testament of Harvey Hannah Traughber of record in Will Book 223, Page 283, Probate Court for said County and in Instrument No. 20010816-0088820, Register's Office for Davidson County, Tennessee. The said H.H. Traughber is one and the same person as Harvey Hannah Traughber.

BEING unimproved property.

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.

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 my hand this **27th** day of **May, 2008.**

Janis Traughber Pickney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janis Traughber Pickney,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **May, 2008.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09