Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090021141 DEEDWARR
Recvd: 03/31/09 14:46 2 pgs
Fees:13.00 Taxes:738.15
20090331-0028952

39-B
File #09-1043

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The James Walter Pickle Charitable Foundation**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edmund W. McFadden and Patricia M. McFadden, as tenants in common**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, pages 93 and 94, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete legal description.

Being the same property conveyed to James W. Pickle by Warranty Deed from Donald J. Stover and wife, Mary A. Stover of record in Book 4410, page 417, 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. Being part of the property conveyed to The James Walter Pickle Charitable Foundation by Deed from Lawrence J. Sacks, Executor of record as Instrument No. 20040127-0010070, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 644 Harpeth Bend Drive, Nashville TN, 37221.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 13th day of March, 2009.

**The James Walter Pickle Charitable Foundation**

_____

**BY: Lawrence J. Sacks, President**

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, 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 to be the President of The James Walter Pickle Charitable Foundation and that he executed the within instrument as the President of the The James Walter Pickle Charitable Foundation, for the purposes therein contained.

Witness my hand and official seal at Nashville, TN on this the 13th day of March, 2009.

Notary Public

Commission Expires: 5/22/10

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 199,500.00.

Affiant

Sworn and subscribed before me on this the 13th day of March, 2009.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Edmund W. McFadden and wife
Patricia M. McFadden
4320 Sneed Road
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
same

TAX MAP-PARCEL #:
142-15-5