07

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

Realty Title

39-B
File #10-1132

BILL GARRETT, Davidson County
Trans:T20100039592 DEEDWARR
Recvd: 06/29/10 13:04 2 pgs
Fees:13.00 Taxes:710.40

20100629-0050740

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, a non-profit corporation established pursuant to the laws of the State of Tennessee,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **David L. Hamilton,** 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. 29 on the plan of Harpeth Valley Park, Section One, of record in Book 3600, pages 93 & 94, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being a part of the property conveyed to James W. Pickle by deed from Don J. Stover and wife, Mary A. Stover of record in Book 4410, page 417, Register's Office for Davidson County, Tennessee. James Walter Pickle having since died testate with his estate administered before the Seventh Circuit Court for Davidson County, TN, Probate Division, Docket No. 02P-1198. Testator's Will directed that all real estate owned at his death be treated as part of his probate estate for the purposes of administration. Lawrence J. Sacks, Executor of the Estate of James Walter Pickle, quitclaimed the subject property to the Trustees of The James Walter Pickle Charitable Foundation established in decedent's Will and recorded as Instrument No. 20040127-0010070, said Register's Office. That, pursuant to decedent's instructions in his Will, The Trustees organized and chartered The James Walter Pickle Charitable Foundation as a Tennessee nonprofit corporation, which charter is of record at Inst. No. 20040108-0003406, said Register's Office. A Resolution of the Board of Directors of The James Walter Pickle Charitable Foundation dated May 19, 2006 and of record as Instrument No. 20060616-0072080, said Register's Office, authorizes Lawrence J. Sacks, as President of the Foundation, to execute all documents necessary to convey the real property of the Foundation.

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: 667 McPherson 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 14th day of June, 2010.

The James Walter Pickle Charitable Foundation

X _____

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 within named James Walter Pickle Charitable Foundation, and that he executed the within instrument as the President of the James Walter Pickle Charitable Foundation for the purposes therein contained.

Witness my hand at office this the 24th day of June, 2010.

KENNETH M BALLEW NOTARY PUBLIC DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-5-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 192,000.00.

Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Sworn and subscribed before me on this the 11th day of June, 2010.

Notary Public

My Commission Expires: 2/11/13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
David L. Hamilton 667 McPherson Drive Nashville, TN 37221	MAGNA BANK 6525 QUAIL HOLLOW ROAD, #300 MEMPHI S, TN 38120	142-15-70