03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110011163 DEEDWARR
Recvd: 02/23/11 14:21 3 pgs
Fees:18.00 Taxes:647.50
20110223-0014951

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Rachelle Caudill
Affiant

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

Subscribed and sworn to before me, this 17th day of February, 2011.

Diane K. Mann
Notary Public
My commission expires: 02/11/13

03-1102-36929

Address of New Owner:	Send Tax Bills to:	Tax Information
Terri Gage	New Owner	169-00-0-018
7915 Old Harding Road		169-00-0-020
Nashville, TN 37221		169-00-0-071

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles J. Pickney, Jr. , Successor Trustee of the Fred C. Pickney, Jr., and Patricia Pickney Revocable Trust uad May 20, 1998 and Charles Pickney, Jr., Executor of the Estate of Patricia G. Pickney a/k/a Patsy G. Pickney, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Terri Gage, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being a tract of land in Davidson County, Tennessee, described as follows, to-wit:

Land located in the 35th Council District of Nashville, Davidson County, Tennessee at the intersection of Old Harding Road and State Highway 100, adjacent to and west of the Right of Way of the northerly terminus of the Natchez Trace Parkway, said land being described according to a boundary survey dated May 17, 2010 by Campbell, McRae & Associated Surveying, Inc. (John Hood TN R.L.S. #1838) as follows:

Beginning at an iron rod (new) on the northerly margin of State Highway 100 at an intersection of Old Harding Road and the Northerly terminus of Natchez Trace Parkway as shown on U.S. Department of Interior plans for Project No. 19167-2602-04, Sheet No. 6, Revised April 2, 1973, thence with the northerly margin of said Highway 100, as follows:

South 47°53'44" West 232.00 to an iron rod (new); thence, South 63°30'00" West, passing a Tennessee Highway Department concrete monument (old) at 90.00 feet for a total distance of 240.00 feet, to an iron rod (new), thence, South 03°06'49" West 36.78 feet to an iron rod (new); thence, South 63°30'00" West 280.43 feet to an iron rod (new); thence with a curve to the right that has a radius of 6667.00, a chord bearing and distance of South 64°44'02" West 287.15 feet for an arc length of 287.17 feet to an iron rod (new); thence with a curve to the right that has a radius of 3277.00, a chord bearing and distance of South 68°43'24" West 316.38 feet for an arc length of 316.51 feet to an iron rod (new) at an intersection of Old Harding Road and said State Highway 100; thence leaving said Highway 100 with the southerly margin of said Old Harding Road, with a curve to the left that has a radius of 273.74 feet, a chord bearing and distance of North 30°17'35" East 161.82 feet for an arc length of 164.28 feet to an iron rod (new); thence North 13°06'04" East 259.87 feet to an iron rod (new); thence with a curve to the right that has a radius of 365.00 feet a chord bearing and distance of North 50°48'05" East 446.42 feet for an arc length of 480.34 feet to an iron rod (new); thence North 88°30'07" East 652.43 feet to an iron rod (new); thence with a curve to the right that has a radius of 130.00 feet a chord bearing and distance of South 80°23'50" East 50.06 feet for an arc length of 50.37 feet to an iron rod (new); thence South 16°08'59" East 22.71 feet to the point of beginning.

For informational purposes only, the survey dated May 17, 2010, described tract of land as containing 376672.39 square feet or 8.65 acres, more or less.

Being part of the same property conveyed to Fred C. Pickney, Jr. and wife, Patricia Pickney by deed from Columbus J. Mangrum and wife, Annie Mildred Mangrum, dated October 20, 1958, recorded October 22, 1958 in Book 2810, Page 217, Register's office for Davidson County, Tennessee. Fred C. Pickney, Jr. and wife, Patricia Pickney conveyed subject property to The Fred C. Pickney, Jr. and Patricia Pickney, Co-Trustees of the Fred C. Pickney, Jr. and Patricia Pickney Revocable Trust by Quitclaim Deed dated May 20, 1998, recorded May 20, 1998 in Book 10940, Page 262, Register's Office for Davidson County, Tennessee. Fred C. Pickney, Jr. having since died, Patricia Pickney having subsequently died.

Further, being the same property conveyed to Fred C. Pickney, Jr. and wife, Patricia Pickney by deed from E. U. Buchi and wife, Mary Louise Buchi, dated February 11, 1965, recorded October 10, 1966 in Book 4066, Page 106, Register's Office for Davidson County, Tennessee. Fred C. Pickney, Jr. and wife, Patricia Pickney conveyed subject property to Fred C. Pickney, Jr. and Patricia Pickney, Co-Trustees of the Fred C. Pickney, Jr. and Patricia Pickney Revocable Trust by Quitclaim Deed dated May 20, 1998, recorded May 20, 1998, in Book 10940, Page 273, Register's Office for Davidson County, Tennessee. Fred C. Pickney, Jr. having since died. Patricia Pickney a/ka/a Patsy G. Pickney subsequently died.

Further, being part of the same property conveyed to Fred C. Pickney, Jr. and wife, Patricia Pickney by deed from Walter S. Smith dated December 30, 1986, recorded December 30, 1986 in Book 7086, Page 354, Register's Office for Davidson County, Tennessee. Fred C. Pickney, Jr. and wife, Patricia Pickney conveyed subject property to Fred C. Pickney, Jr. and Patricia Pickney, Co-Trustees of the Fred C. Pickney, Jr. and Patricia Pickney Revocable Trust by Quitclaim Deed dated May 20, 1998, recorded May 20, 1998 in Book 10940, Page 265, said Register's Office. Fred C. Pickney, Jr. having since died. Patricia Pickney subsequently died, her Estate being probated before the Seventh Circuit Court for Davidson County, TN, Probate Division, Docket No. 11P-192. Said Trust Agreement names Charles Pickney, Jr. as Successor Trustee with full power of sale. Patricia Pickney, Patricia G. Pickney and Patsy G. Pickney all having been one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7915 Old Harding Road, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of February, 2011.

Charles Pickney, Jr., Successor Trustee
Of the Fred C. Pickney, Jr. and Patricia
Pickney Revocable Trust uad May 20, 1998

Charles Pickney, Jr., Executor of the
Estate of Patricia G. Pickney a/k/a
Patsy G. Pickney, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles Pickney, Jr., Successor Trustee of the Fred C. Pickney, Jr. and Patricia Pickney Revocable Trust uad, May 20, 1998, and Charles Pickney, Jr., Executor of the Estate of Patricia G. Pickney a/k/a Patsy G. Pickney, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 17th day of February, 2011.

Diane K. Mann
State of Tennessee at Large

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

My Commission expires 02/11/13