WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO BOOK 3872 PAGE 648

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Phillip G. Buckner (NAME) | United Mortgagee ServicingCorp. (NAME) | 6 DA 4/104 5 |
| 325 Leafland Avenue (STREET ADDRESS OR ROUTE NUMBER) | 3200 Pacific Avenue (STREET ADDRESS) | Map 106-13 |
| Nashville 11, Tennessee (CITY) (P. O. ZONE) (STATE) | Virginia Beach, Virginia (CITY) (ZONE) (STATE) | Par 206 |

For and in consideration of the sum of ----------

Ten and No/100 ----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, James C. Dickens and wife, Beulah H. Dickens,

---------- have bargained and sold, and by these presents do transfer and convey unto the said Phillip G. Buckner and wife, Dorothea Louise Buckner

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Sadler Place, as of record in Book 332, page 31, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the southerly side of Leadland Place and runs back between parallel lines with the easterly margin of Oakland Avenue 165 feet to an alley.

Being the same property conveyed to James C. Dickens and wife, Beulah H. Dickens, by deed from C. C. Trice, a widower, of record in Book 3813, page 474, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 325 Leafland Avenue, (House Number) (Street) Nashville, Tennessee (P. O. Address: City or Town) 37211 (Postal Zone)

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 our hand s this 18th day of March, 19 65

James C. Dickens

Beulah H. Dickens

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. Ann Smith, a Notary Public in and for said County and State, the within named James C. Dickens and wife, Beulah H. Dickens the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of March 1965

Commission expires April 25, 1967

J. Ann Smith
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
James C. Dickens and wife,
Beulah H. Dickens

TO
Phillip G. Buckner and wife,
Dorothea Louise Buckner

DOCUMENTARY

DOCUMENTARY

73596

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 23 2 22 PM '65

RECORDED IN BOOK 111 PAGE 253

RECORDING FEE 2.00

DEP. REG. 2

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

MAR 23 1965

STATE TAX $ .75
PROBATE .50
TOTAL $ 1.25