This instrument prepared by:
L. A. Newman & Company, Inc.
17th Floor L&C Tower
Nashville, Tennessee

Approved as to form -
Robert N. Boyd
Attorney at Law

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Simon J. Dickerson, etux	BOOK 4135 PAGE 374	Map 95-8
(NAME)	(NAME)	Par. 119
146 Spring Valley Road	same	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TWELVE THOUSAND AND NO/100---------- ($12,000.00) ---------- *DOLLARS*

cash in hand paid by the grantees, the receipt of which is hereby acknowledged, we, Billy C. Donnell and wife, Clara W. Donnell

have bargained and sold, and by these presents do transfer and convey unto the said Simon J. Dickerson and wife, Evelyn Dickerson, their

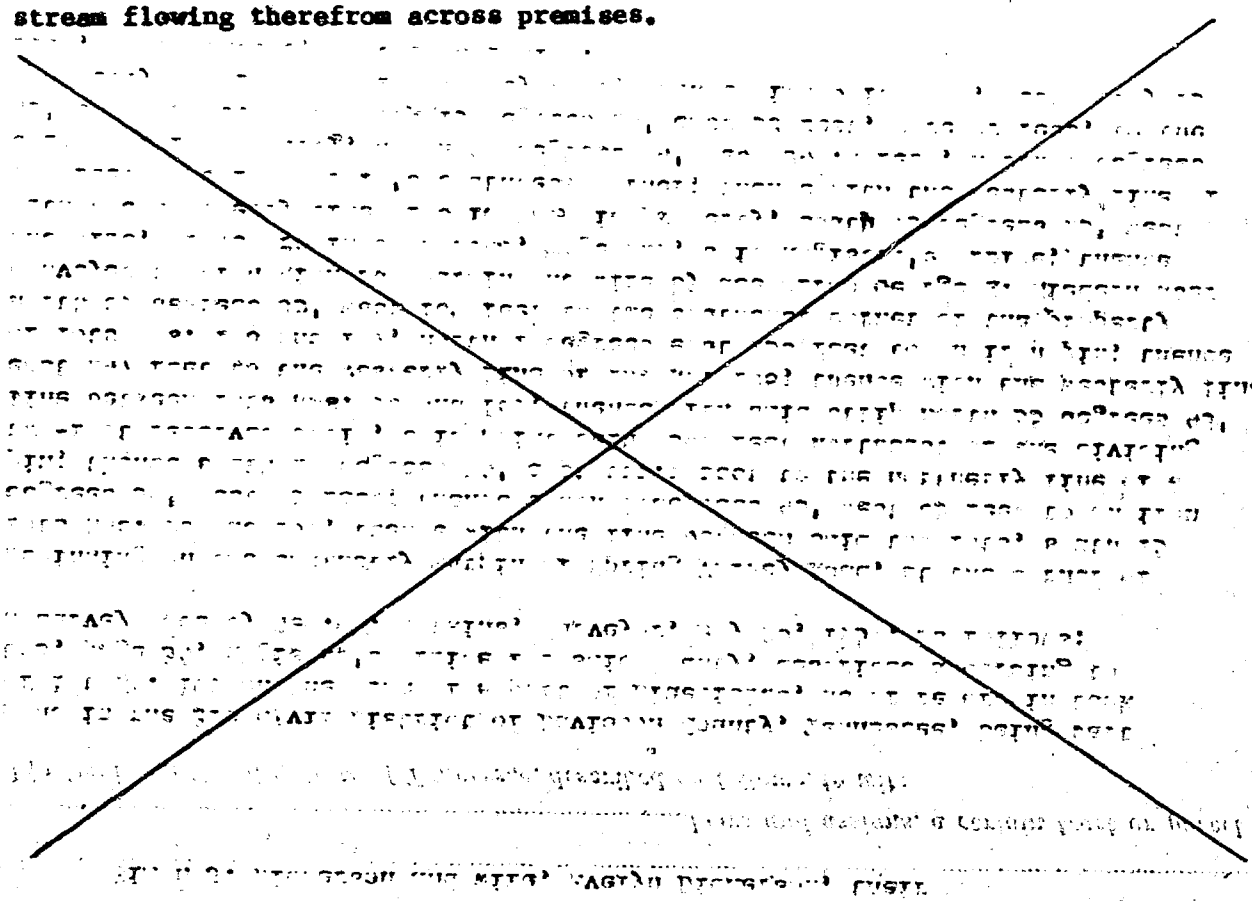
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of lot No. 109 on the Plan of a part of Bluefields, as of record in book 843, page 34, Register's Office for said County, described according to a survey made by Geo. W. Watkins, Surveyor, May 20, 1957, as follows:

Beginning on the southerly margin of Spring Valley Road, at the corner of lots Nos. 98 and 109; thence with the line between said two lots, south 15 degrees 30' west 75 feet; thence south 0 degrees 45' west 65 feet to an iron pin; thence south 20 degrees 04' east 686.8 feet to the northerly line of a two-foot reserved strip, said point being 300 feet northeast of the dividing line between lots Nos. 98 and 109; thence with said strip north 55 degrees 43' east 247 feet to the westerly line of lot No. 108; thence with the westerly line of lots Nos. 108 and 107, north 2 degrees east 236 feet to an iron pin; thence north 89 degrees 35' west 180 feet to the southeast corner of the property conveyed to Alan Richard Laurain and wife by deed from George E. Niederhauser and wife, of record in book 2649, page 229, said Register's Office; thence with the southerly line of said Laurain property, south 75 degrees 25' west 140 feet to said Laurain's southwest corner; thence with the westerly line of said Laurain property, north 20 degrees 04' west 344.4 feet, north 0 degrees 45' east 65 feet and north 15 degrees 30' east 53 feet, more or less, to the southerly margin of Spring Valley Road; thence with said Road, westwardly 15 feet, more or less, to the beginning.

Being the same real property conveyed to Billy C. Donnell and wife, Clara W. Donnell, by deed from Simon J. Dickerson and wife, Evelyn Dickerson of record in Book 4020, Page 693, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in book 1140, page 106, Register's Office, Davidson County, Tennessee, and in book 1760, page 470, Register's Office, Davidson County, Tennessee, and an easement as more fully described in deed from Bransford Realty Company to A. M. Helms, of record in book 928, page 426, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 843, page 34, Register's Office for Davidson County, Tennessee, shows a lake located on premises to the east with stream flowing therefrom across premises.



This is (unimproved) (X) property, known as 146 Spring Valley Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Simon J. Dickerson and wife, Evelyn Dickerson, their *heirs and assigns, forever.*

And we *do covenant with the said* Simon J. Dickerson and wife, Evelyn Dickerson *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.* except for 1967 taxes which have been prorated and assumed by grantee. Buyer also agrees to pay any 2nd or 3rd mortgages that might be held on this property prior to May 25, 1966.

And we, Billy C. Donnell and wife, Clara W. Donnell *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Simon J. Dickerson and wife, Evelyn Dickerson, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 25th *day of* May, 19 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Billy C. Donnell
Billy C. Donnell

Clara W. Donnell
Clara W. Donnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marie H. Patterson, a Notary Public in and for said County and State, the within named Billy C. Donnell and wife, Clara W. Donnell

the bargainor s, 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 25th day of May, 1967.

Marie H. Patterson, Notary Public.

Commission Expires My Commission Expires Aug. 7, 1968

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this day of , 19.

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19.

Notary Public

Commission Expires

WARRANTY DEED

FROM
Billy C. Donnell and wife,

TO
Clara W. Donnell

TO
Simon J. Dickerson and wife,

Evelyn Dickerson

73252

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY.
STATE OF TENN

MAY 26 11 58 AM '67
NOTED: BOOK 116 PAGE 487
RECORDING FEE $ 2.50
DEP. REG. 3

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

STATE TAX $ 18.00
PROBATE
TOTAL $ 18.50

MAY 26 1967

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