This Instrument Prepared by: Neill S. Brown, Attorney
2209 Crestmoor Road, Nashville, Tennessee 37215

WARRANTY DEED

BOOK 4815 PAGE 968

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Dickerson and wife, Betty Dickerson	Same	104-5-363
(NAME): 1926 20th Ave. South	(NAME): 1926-20th Ave. South	
(STREET ADDRESS OR ROUTE NUMBER): Nashville Tenn.	(STREET ADDRESS): Nashville Tenn. 37212	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Five Thousand and no/100 ($5,000.00) *DOLLARS*

the receipt of which is hereby acknowledged.

Elbert N. Anderson
Martha B. Scroggins, widow of Ernest F. Scroggins
Steve Scroggins
Malcolm Scroggins
Linda S. King

have bargained and sold, and by these presents do transfer and convey unto the said Kenneth Dickerson and wife, Betty Dickerson *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 275, on the Map of Richland Realty Company's Second Subdivision "B" and shown upon the records in Book 332, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 275 fronts 50 feet on the westerly side of Park Circle and extends back westerly, measuring Two Hundred and One (201) feet, on its southerly line and Two Hundred and Three (203) feet, on its northerly line, to an alley, and shows 54-5/10 feet, on said alley.

INCLUDED in the above, but excluded therefrom is the following proposed property conveyed to the State of Tennessee, described as follows:

Being part of Lot 275 on Richland Realty Company's Division "B" as of record in Subdivision Book 161, page 151, Register's Office Davidson County and more particularly described as follows:

BEGINNING at a point, said point being at the intersection of the south dedicated right of way line of Murphy Road and the west dedicated right of way line of Park Circle; thence with the west dedicated right of way line of Park Circle along a curve to the left with a radius of 2,229.86 feet for 74.5 feet to a point of beginning; thence continuing with the west dedicated right of way line of Park Circle along a curve to the left with a radius of 2,229.86 feet for 50.0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ [illegible]

Subscribed and sworn to before me, this the [illegible] day of [illegible] 19[illegible]

Affiant

My commission expires: 11-8-75
(Affix Seal)

Notary Public

Description Continued on Attached Sheet.

unimproved (X)
This is improved ( ) property, known as 315 Park Circle, 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 Kenneth Dickerson and wife, Betty Dickerson *their heirs and assigns, forever.*

And we *do covenant with the said* Kenneth Dickerson and wife, Betty 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.*

And we, the said grantors *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Kenneth Dickerson and wife, Betty Dickerson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 14 *day of* May, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E. W. Anderson

Linda S. Tipton

E. W. Anderson

Marcia P. Dickerson

Steve Dickerson

Marleen Dickerson

NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Description Continued

feet to a point; thence south 85 degrees 00 minutes west for 53.6 feet to a point on the proposed right of way line of interstate route I-440- thence with the proposed right of way line of interstate route I-40 north 21 degrees 01 minutes west for 52.6 feet to a point; thence north 86 degrees 15 minutes east for 70.0 feet back to the point of beginning and containing 3090 square feet and being part of the same property devised to O. L. Anderson and Pauline Anderson Walker for life, remainder to Elliott N. Anderson, Roy H. Anderson and Ernest F. Scroggins as devisees under the will of Lillie F. Anderson, of record in Will Book 95, page 167, Register's Office for said County.

The above described property is hereby conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed.

There is also hereby conveyed a permanent easement for the construction and maintenance of an electric power transmission line and underground sanitary sewers. This conveyance includes the right of the State of Tennessee, Department of Transportation its assigns and its servants and agents to construct, operate, maintain, repair, replace and inspect electric power transmission and sanitary sewer improvements within the limits of the aforementioned easement which is described as follows:

BEGINNING at a point, said point being at the intersection of the south dedicated right of way line of Murphy Road and the west dedicated right of way line of Park Circle; thence with the west dedicated right of way line of Park Circle along a curve to the left with a radius of 2,229.86 feet for 74.5 feet to a point; thence south 86 degrees 15 minutes west for 70.0 feet to a point of beginning in the proposed right of way line of interstate route I-440; thence with the proposed right of way line of interstate route I-440 south 21 degrees 01 minutes east for 52.6 feet to a point; thence south 85 degrees 00 minutes west for 10.4 feet to a point; thence north 21 degrees 01 minutes west for 52.9 feet to a point; thence north 86 degrees 15 minutes east for 10.5 feet back to the point of beginning and in the proposed right of way line of interstate route I-440 and containing 550 square feet.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This
Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ HICKMAN

Personally appeared before me, CORRINE Maddox, a Notary Public in and for said County and State, the within named LINDA S King, EN Andersen MARTHA B. Scroggins, Steve Scroggins MALcolm Scroggins the bargainor, 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 Centerville, Tennessee, this 14 day of MAY, 1974.

Corrine Maddox, Notary Public.

Commission Expires 2-3-76.

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.....

BOOK 4815 PAGE 972

WARRANTY DEED

FROM

Elliott McGuire et al's

TO

Kenneth Dickerson and Wife Betty Dickerson

From [illegible] C 5 4 5 8 1 [illegible]

IDENTIF. REFERENCE

MAY 16 11 40 AM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

MAY 16 74	CONV	*5,000.00			
MAY 16 74 S'TAX			A*	13.00	
MAY 16 74 PR'FEE			A*	.50	
MAY 16 74	W'DEED		A*	10.00	* 23.50