FORM NO. WD-1

BOOK 4846 PAGE 562

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 1974

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles David Dickens (NAME)	Same (NAME)	24W11865
1701 Beechwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 104-16
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 274

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, ZORA T. McCONNELL, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES DAVID DICKENS and wife, ROSANNE A. DICKENS

HEREINAFTER CALLED THE GRANTEES, 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 the easterly 40 feet of Lot No. 234, Belmont Land Company's Plan of Lots, called "Belmont Heights", of record in Book 421, page 34, Register's Office for said County.

SAID part of said lot fronts 40 feet on the southerly side of Beechwood Avenue and runs back between parallel lines with the westerly margin of an alley, 175 feet to an alley in the rear.

BEING the same property vested in Zora T. McConnell, a widow, as the surviving tenant by the entirety of the tenancy by the entirety created by the deed to Herbert S. McConnell and wife, Zora T. McConnell from, Millie Williams and Emma Beerman, of record in Book 4648, page 59, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1701 Beechwood Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 my hand this 23rd day of August, 19 74

Zora T. McConnell

BOOK 1846 PAGE 563

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ZORA T. McCONNELL, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of August 1974.

Commission expires 11-30-76

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

ZORA T. McCONNELL

TO

CHARLES DAVID DICKENS ET UX

C 68581

IDENTIF. REFERENCE

AUG 23 3 44 PH '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG 23 74 CONV 15,000.00

AUG 23 74 S'TAX A* 39.00

AUG 23 74 PR'FEE A* .50

AUG 23 74 W'DEED A* 4.00 * 43.50

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS - AT - LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Rec'd Box 8