THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
223 Madison St., Madison, TN 37115

WARRANTY DEED

BOOK 5280 PAGE 914

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JUDITH O. DICKENS (NAME:)	Same (NAME:)	18
P. O. Box 622 (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	Par 35.1
Goodlettsville, Tn 37072 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid, and other good and valuable consideration, I, O'NEAL J. DICKENS, JR., in full accordance with T. C. A. 64-110 have this day sold and do hereby transfer and convey all of my right, title and interest in the property below described to JUDITH O. DICKENS, with the full intent and purpose to vest the said Judith O. Dickens with title thereto in fee simple and by this conveyance, the said Judith O. Dickens, her heirs and assigns, are hereby vested with title in fee simple to said real estate in Davidson County, described as follows:

~~xhexeforgoxmexexxxdxexkexthexpresentsdatxtransferxandxconveyxtoxthe~~

~~heirsxandxassignsxaxcertainxtractxorxparcelxof~~

~~land in Davidson County, State of Tennessee, described as follows, to-wit~~

Two tracts of land in the 10th Civil District of Davidson County, Tennessee, as follows:

TRACT NO. 1: A tract of land in the 10th Civil District, formerly the 20th Civil District of Davidson County, Tennessee, described as follows: BEGINNING at a post in the westerly margin of the Brick Church Pike, said post being 274 feet northwesterly with said margin of said Pike from the center of Hitt Lane, a corner to Richard Fox, and the northeast corner of the property herein described; thence with a fence along said margin of said Pike as follows: North 15° 15' West 103 feet; North 11° 40' West 100 feet; North 16° 30' West 100 feet; North 29° 30' West 50 feet; North 42° 40' West 75 feet; North 56° West 50 feet, North 69° 30' West 100 feet; North 79° 30' West 100 feet to the center of Lumdens Branch of Mansker's Creek, a corner to the 0.3 acre tract which was conveyed by Thomas W. Drake to Porter; thence with said branch and the line of said 0.3 acre tract in the line of said Drake; thence with the line of said Drake as follows: South 31° 30' West 168.3 feet to a sugar tree; thence South 47° 30' West 359 feet to a point; South 42° 30' West 203 feet to an elm; South 42° 30' West 203 feet to an elm; South 40° West 303.6 feet to a beech stump; South 47° West 660 feet to a stake, a corner to said Drake in the line of J. W. Peay; thence with the line of said Peay, South 54° 30' East 1227.6 feet to a stone, a corner to said Peay in the line of aforesaid Fox; thence with the line of said Fox, North 30° 30' East 1970 feet to the beginning, containing 45.9 acres, more or less.

(Continued)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ NONE

Subscribed and sworn to before me, this the 2nd day of May, 19 78

Affiant

My commission expires: 9-12-78 (Affix Seal)

Notary Public

ANN GOURLEY NOTARY PUBLIC DAVIDSON COUNTY

TRACT NO. 2: A lot in the 10th Civil District of Davidson County, Tennessee, described as follows:
BEGINNING at a point in the center of Lumden's Branch of Mansker Creek, said point being the southerly right-of-way line of the Brick Church Pike, a corner to W. J. Enoch and the northeast corner of the property herein described; thence with a fence along said right-of-way line as follows: South 81° West 66 feet; South 66° 30' West 50 feet, South 60° West 50 feet; South 52° West 100 feet; South 60° 20' West 100 feet; South 80° West 100 feet to a stake, a corner to Thomas W. Drake; thence with the line of said Drake, South 1° East 64 feet to a point in the center of aforesaid branch, a corner to aforesaid Enoch in the line of said Drake; thence with said branch and the line of said Enoch, North 60° East 492 feet to the beginning, containing 0.3 acres, more or less.

Being the same property conveyed to O'Neal Dickens and wife, Judith O. Dickens, by deed from Jerry Thacker and wife, Ann H. Thacker of record in Book 4564, page 389, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (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 Judith O. Dickens, her *heirs and assigns, forever.*

And I *do covenant with the said* Judith O. Dickens *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as appears of record.

And O'Neal J. Dickens, Jr. *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Judith O. Dickens, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 2nd *day of* May *, 19* 78*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

O'Neal J. Dickens, Jr.

BOOK 5280 PAGE 915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* O'NEAL J. DICKENS, JR.

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

Witness my hand and official seal at Goodlettsville, *Tennessee, this* 2nd *day of* May, *19* 78.

Mary Ann Gourley
Notary Public

Commission Expires 9-12-78

NOTARY PUBLIC MARY ANN GOURLEY DAVIDSON COUNTY TENN.

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.....

FELIX Z. WILLIAMS REGISTER DAVIDSON COUNTY, TENN. MAY 3 2 58 PM '78 IDENTIF. REFERENCE

E 6 3 2 8 6

MAY-3RD MISC B* 6.00 * 6.00