This instrument was prepared by (Notarized), Attorney at Law, 3815 Cleghorn Avenue, Nashville, TN 37215

WARRANTY DEED

BOOK 5346 PAGE 484

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vicki Smith Dickens (NAME)	Vicki Smith Dickens (NAME)	Map 83-5
1504 Stratton Avenue (STREET ADDRESS OR ROUTE NUMBER)	1504 Stratton Avenue (STREET ADDRESS)	Parcel 431
Nashville, TN (CITY) (P. O. ZONE) (STATE)	Nashville, TN (CITY) (ZONE) (STATE)	23 W-09775

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- (10.00)---------- *Dollars,*

cash in hand paid by the grantee hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

Betty C. Manns, a widow, hereinafter called Grantor has this day bargained and sold, and do/es hereby transfer and convey unto the said Vicki Smith Dickens, unmarried, hereinafter called Grantee, her heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the easterly part of Lot No. 13 on the Map of Olivia W. Sharpe's Second Addition to Nashville, as of record in Book 421, page 176, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Stratton Avenue 100 feet easterly from the southeast corner of Stratton Avenue and 15th Street; thence easterly with the southerly margin of said Avenue 100 feet to an alley; thence southerly with the westerly margin of said alley, 71.2 feet to a point; thence westerly 100 feet to a point; thence northerly 71.1 feet to the beginning.

Being the same property devised to Nora Williams by Will of Pearl Giles Patterson, deceased, of record in Will Book 88, page 391 Probate Court Clerk's Office for Davidson County, and now vested in Betty C. Manns as the only heir of Nora Williams, now deceased and having died intestate.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 26,000.00

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

Affiant Vicki Smith Dickens

My commission expires: April 18, 1982 (Affix Seal) Notary Public Jane D. McKinney

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved ( ) unimproved (X) property, known as 1504 Stratton Avenue, Nashville, TN (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her (successors), *heirs and assigns forever.* I covenant that I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except 1978 taxes which have been prorated.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her heirs and assigns, *against the lawful claims of all persons.*

Witness my hand this 2nd day of October, 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.*

Betty C. Manns

BETTY C. MANNS

BOOK 5346 PAGE 485

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Betty C. Manss, a widow

the within named 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, *this* 2nd *day of* October, *19* 78

June D. McKinney *Notary Public*

Commission expires April 18, 1982

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

OCT-4 78 CONV 26,000.00
OCT-4 78 S'TAX D* 67.60
OCT-4 78 PR'FEE B* .50
OCT-4 78 W'DEED B* 4.00 * 72.10

WARRANTY DEED

FROM
Betty C. Manss, a widow
TO
Vicki Smith Dickens, unmarried

E. 92431

IDENTIF. REFERENCE

Oct 4 3 56 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Mail to: McKinney & Co.
608 West Due Ave.
Nashville, Tenn.