023 26711 89.40- CHECK

WARRANTY DEED. (For Typewriter) (Box 637-1) Revised 1975 MARSHALL & BRUCE - NASHVILLE

# WARRANTY DEED

BOOK 5611 PAGE 397

This instrument prepared by:

J.D. AVERY (Name) (Street address or Route Number)

POLK CITY (City) FLA. (STATE) (ZIP CODE)

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kenneth Dickerson and wife, Betty Dickerson (NAME) | Same (NAME:) | Map 104-5 |
| 1926 20 Ave. S. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 363 |
| Nashville, Tn. 37212 (CITY) STATE (ZIP CODE) | (CITY) STATE (ZIP CODE) | |

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00)---------- DOLLARS

Cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

FEE $ 1.00 REGISTER'S OFFICE DAVIDSON COUNTY, TENN. FELIX Z. WILSON II REGISTER

IDENTIF. REFERENCE

$ 1.00

We, J. D. Avery and wife, Mildred H. Avery have bargained and sold, and by these presents do transfer and convey unto the said

Kenneth Dickerson and wife, Betty Dickerson and their heirs and assigns, a certain tract or parcel of land in Civil District of Davidson County, State of Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 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 201 feet on its southerly line and 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 property conveyed to the State of Tennessee, by Deed of record in Book 4835, Page 280, described as follows:

Land in Davidson County, Tennessee, being part of Lot 275 on Richland Realty Company's Division "B" as of record in Subdivision Book 161, Page 151, Register's Office for Davidson County, and more particularly described as follows: BOOK 5601 PAGE 547

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 2,229.66 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 2,229.66 feet for 50.0 feet to a point; thence South 89° 00' West for 53.6 feet to a point in 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° 01' west for 52.6 feet to a point; thence North 86° 15' east for 70.0 feet back to the point of beginning and containing 3,090 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

RECORDER'S MEMO: LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

of Lillie F. Anderson, of record in Will Book 95, Page 167, Register's Office for said County.



This property is subject to a permanent easement for the construction and maintenance of an electric power transmission line and underground sanitary sewers of record in Book 4836, Page 280, said Register's Office, including 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 improvement within the limits of the aforementioned easement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 65 00.00
Kenneth Dickerson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 11th DAY OF June 1980
Deputy Register

The previous and last conveyance being a Deed to J. D. Avery and wife, Mildred Avery from Kenneth Dickerson and wife, Betty Dickerson

Registered in Register's Office of Davidson County, State of Tennessee, in Vol. 5601 Page 546

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 and 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 unincumbered.

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

Witness our hands, this 2nd day of June, 1980

Witness:
Jane Dunn
Bob Augustus Jr.

J. Elmwood Avery
J. Mildred Avery

State of Tennessee ..... County.

The foregoing Deed was received and transferred.

This ..... day of ....., 19....., at ..... O'Clock ..... M.

Assessor of Property.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

# STATE OF TENNESSEE, LAWRENCE COUNTY

BOOK 5611 PAGE 399

Personally appeared before me, SUSAN WALTERS, a Notary Public in and for said County and State, the within named J. D. AVERY AND WIFE MILDRED AVERY

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 ST. JOSEPH

Tennessee, this 2nd day of JUNE, 1980

My Commission Expires NOVEMBER 9, 1983 Susan Walters

Notary Public.

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ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

# STATE OF TENNESSEE, COUNTY

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 .....

Tennessee, this ..... day of ....., 19.....

My Commission Expires....., 19.....

Notary Public.

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STATE OF TENNESSEE Register's Office, ....., 19.....

COUNTY OF.....

The foregoing instrument and certificate were noted in Note Book ..... Page ..... At ..... O'Clock..... M.

....., 19.... , and recorded in ..... Book ....., Series....., Page..... State Tax

Paid $ ..... Fee ..... Recording Fee ..... Total ..... Witness my hand Receipt No.....

.....

Register.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ ....., which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

.....

Affiant.

Subscribed and sworn to before me this the ..... day of ....., 19 .....

.....

Register or Notary Public.

BOOK 5611 PAGE 400

# Warranty Deed

FROM

J. D. Avery and Wife

Mildred Avery

TO

Kenneth Dickerson and

Wife Betty Dickerson

## STATE OF TENNESSEE

Davidson COUNTY.

**Register's Office**

Received for record the.....day of

....., A.D. 19....,

at.....o'clock..... M. Noted in Note Book

....., page....., and recorded in Book

of Deeds....., Vol....., Page.....

Fee Paid, $.....

State Tax . . . . . $.....

Clerk's Fee . . . . . $.....

Total . . . . . $.....

Paid this.....day of....., 19.....

.....

Register.

(Box 687-1) MARSHALL & BRUCE - NASHVILLE

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5611 PAGE 401

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CO | |
| | | | CO TX | |
| | | | PRFEE | |
| | | | MISC | |
| | | | CHECK | 25.50- |
| 3523206/11/80 | | | PAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9 2 8 8 3

IDENTIF. REFERENCE

JUN 11 9 31 AM '80

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

No. 761230