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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,351.76

Charles H. Dickens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January 1981.

Diane B. Bennett
Notary Public

MY COMMISSION EXPIRES: 2-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
G. Thomas Shields, Atty 101 Cumberland Ave., Suite 100 Madison, Tenn 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Gary Dickens et ux (NAME)	First Family Mortgage Corp of Florida (NAME)	Map 43-6
218 Becklea Drive (STREET ADDRESS OR ROUTE NUMBER)	1035 Havens Court Caller #1492 (STREET ADDRESS)	Parcel 304
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Downers Grove, Illinois 60515 (CITY) (STATE) (ZIP)	11D 60856

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, WILLIAM L. EASTON, JR. AND WIFE, JOHNETTE V. EASTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Gary Dickens and wife, Lori P. 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 Lot No. 209 on the Plan of Madison Park, Section 8, as of record in Book 4300, page 117, Register's Office for said County.

Said Lot No. 209 fronts 62.5 feet on the northerly side of Becklea Drive, and extends back 180 feet on the easterly line and 165.9 feet on the westerly line to a dead line in the rear on which it measures 64.1 feet thereon.

Being the same property conveyed to William L. Easton, Jr. and wife, Johnette V. Easton, by deed from Jeffrey W. Bennett and wife, Diane B. Bennett, of record in Book 5453, page 600; Register's Office for said County.

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* including the assumption of the unpaid balance of an indebtedness payable to Community Mortgage Corporation in the original principal amount of $30,750.00, and secured by deed of trust of record in Book 5363, page 598; said Register's Office; and assigned to First Financial Savings and Loan Association in Book 5383, page 580; Register's Office for said County; and Book 5452, page 547.

This is improved (XX) unimproved ( ) property, known as 218 Becklea Drive, Madison, TN 37115
(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 our hand s this 22nd day of January, 1981

William L. Easton, Jr.

Johnette V. Easton

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Easton, Jr. and wife, Johnette V. Easton

the bargainor S, 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 Madison, Tennessee, this 22nd day of January 1981

Commission expires October 22, 1984

Notary Public

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

TO

626645

IDENTIF. REFERENCE

JAN 26 9 16 AM '81

FEE PAID
DAVIDSON COUNTY, TENN.

6451 01/26 111.50 CHECK

ST. PAUL TITLE
INSURANCE CORPORATION
We're not everyone else.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			40351.76- CO	
			105.04 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	111.54-
6451	A01/26/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G26645

IDENTIF. REFERENCE

JAN 26 9 16 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 803475