ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
GERALD O. DICKSON, ET UX	GERALD O. DICKSON	Map-Parcel 24-42
(NAME)	(NAME)	
1581 Campbell Road	1581 Campbell Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn. 37072	Goodlettsville, Tenn. 37072	10D-32330
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5945 PAGE 238

For and in consideration of the sum of Ten and----------00/100 ($10.00)---------- DOLLARS

cash in hand paid by the grantees; GERALD O. DICKSON and wife, THERESA GAIL DICKSON, and other good and valuable considerations, receipt of which is hereby acknowledged;

We, DONALD E. LEMMER and wife, ROSE ELLA LEMMER,

have bargained and sold, and by these presents do transfer and convey unto the said GERALD O. DICKSON and wife, THERESA GAIL DICKSON,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I:
Land in Davidson County, Tennessee, described according to a survey made by E. R. Southgate, Surveyor, dated March 1, 1946, described as follows:

BEGINNING at a point at a stake opposite a cedar tree in the west line of an old road bed running along the west line of the lands of Hardy, being Creviston's new corner; thence along the west line of said old road bed and along a fence south 5 deg. west 386.5 feet to a walnut tree opposite Nixon's private road, and being in Nixon's line; thence along Nixon's line south 80 deg. west 20 feet to a walnut tree in fence line; thence continuing with Nixon's line along said fence, south 90 deg. west 342 feet to a sugar maple at Creviston's new corner; thence with Creviston's line north 36 deg. east 318 feet to a poplar tree; thence north 59 deg. east 258 feet to the beginning, containing 2.22 acres, and said property being more or less triangular in shape.

Being the same property conveyed to DONALD E. LEMMER and wife, ROSE ELLA LEMMER, by deed from Corbin L. Nixon and wife, Elizabeth Nixon, of record in Book 3103, Page 483, Register's Office for Davidson County, Tennessee.

TRACT II: A small tract of land in the 10th, formerly the 22nd Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers-Surveyors, as follows:
BEGINNING at a point in the west margin of Campbell Road, at the corner of C. L. Nixon's property; thence with Nixon's line, as follows: North 11 deg. 15' East 76 feet to a point; thence northerly 1 deg. 25' West 77 feet to a
(continued on Addendum Sheet);

unimproved ( )
This is improved (X) property, known as 1581 Campbell Road, Goodlettsville, Tn. 37072
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 30th day of September, 19 82.

Rose Ella Lemmer
ROSE ELLA LEMMER

DONALD E. LEMMER

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5945 PAGE 239

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONALD E. LEMMER and wife, ROSE ELLA LEMMER,

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 Nashville, Tennessee, this 30th day of September, 19 82.

My commission expires 2/5/85 Notary Public Jacalyn J. Buck

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 80,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

GERALD O. DICKSON

Sworn to and subscribed before me
this 30th day of September, 19 82.

My commission expires 2/5/85 Notary Public Jacalyn J. Buck

This instrument was prepared by:	
Name	Address

WARRANTY DEED

FROM

DONALD E. LEMMER, ET UX,
ROSE ELLA LEMMER

TO

GERALD O. DICKSON, ET UX
THERESA GAIL DICKSON

Prepared by:
WILLIAM D. CASTLEMAN, ATTY.
101 Cumberland Office Bldg.
Suite #100
Madison, Tennessee 37115
(615) 865-1750

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

ADDENDUM TO WARRANTY DEED FROM DONALD E. LEMMER, ET UX, ROSE ELLA LEMMER TO GERALD O. DICKSON and wife, THERESA GAIL DICKSON, DATED SEPTEMBER 30, 1982:

point; thence North 14 deg. 45' West 43 feet to a point; north 40 deg. 05' West 46 feet; thence north 67 deg. 15' West 47 feet; north 85 deg. 10' West 117 feet; thence north 5 deg. east 27 feet to a corner post, a corner of the property marked John Tittle property on said survey, but actually owned by Harris, et ux, thence with their line, as follows: south 82 deg. 25' east 122 feet; thence south 72 deg. 45' east 55 feet thence south 35 deg. 30' east 56 feet; thence south 19 deg. 30' east 93 feet to the west margin of Campbell Road; thence with the margin of said road; south 22 deg. 35' west 132 feet to the point of beginning, containing 0.22 acre, more or less.

Being the same property conveyed to DONALD E. LEMMER and wife, ROSE ELLA LEMMER, by deed from E. H. Harris and wife, Carolyn L. Harris, of record in Book 3103, Page 469, Register's Office for Davidson County, Tennessee.

2259 10/04 217.50- CHECK

H I I 7: 9

IDENTIF. REFERENCE

Oct 4 10 48 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5945 PAGE 241

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
			80000.00- CO	
			208.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	217.50-
			2259A10/04/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H I E 17.9

IDENTIF. REFERENCE

OCT 4 10 48 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 903008