This Instrument Prepared by: Stewart & Black, Attorneys
223 Madison Street
Madison, Tennessee 37115

Mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GARY DICKENS ET UX	SAME	Map 74
(NAME)	(NAME)	
2145 Neelys Bend Road		Par 59
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn. 37115	BOOK 6283 PAGE 201	
(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 considerations, the receipt of which is hereby acknowledged, including Grantees assuming a certain unpaid indebtedness of record in Book 5502, page 873 and Book 6259, page 233, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantor harmless from same, I

MARY E. SANDERS,
hereinafter referred to as Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said GARY DICKENS AND WIFE, LORI DICKENS, hereinafter referred to as Grantees,

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being bounded generally as follows: North by Bing, East by Ingram and Sutton, South by the remaining property of Forehand, and West by Neely's Bend Road; Being the northern part of a tract of land described in Book 2272, page 149, Register's Office for said County, and being described according to a survey by Robert L. Syler, dated October 25, 1971, as follows:

BEGINNING at a railroad spike in the center line of Neely's Bend Road; thence in an easterly direction 544.50 feet to an iron pin in Sutton's line; thence North 3° 38' 00" East 180.0 feet to an iron pin in Ingram's west line; thence in a westerly direction 544.0 feet to a railroad spike in the center line of Neely's Bend Road; thence southerly with the center line of Neely's Bend Road 180.00 feet to the point of beginning, and containing 2.25 acres, more or less.

BEING the same property conveyed to Mary E. Sanders by deed from Everett W. Sanders, of record in Book 6259, page 231, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $21,000.00

Subscribed and sworn to before me, this the 27th day of April, 19 84

Affiant

My commission expires: 11/1/87 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 2145 Neely's Bend Road, Madison, Tn. 37115
(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

Grantees, their *(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.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Grantees, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 27th *day of* April, 19 84 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

x Mary E. Sanders

MARY E. SANDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY E. SANDERS

the within named bargainor ..... with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at MADISON, Tennessee, this 27th day of April, 19 84

Commission expires 11/1/87

Notary Public

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 .....

FILED
MAY 2 11 10 AM '84
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

I 19320

WARRANTY DEED

FROM
MARY E. SANDERS
TO
GARY DICKENS ET UX

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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

RECEIVED OF _____

FOR _____

BOOK 6283 PAGE 203

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
			54000.00- CONT.	
			140.40 CSTAX	
			.50 PRFEE	
			6.00 MOETD	
			CHECK	146.90-
			3134A05/02/04 CAL	.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

RECEIVED FOR REGISTRATION
NOV 2 11 30 AM '04
REGISTER OF DAVIDSON COUNTY, TN

No. 32753