THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

BOOK 6297 PAGE 732

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
WADE K. DICKENS, ET UX #H-73, The Hillwood 4500 Post Road Nashville, TN	SAME	Map 103-14A Parcel 73 8DA 60271

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JAN HOWARD, unmarried, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said WADE K. DICKENS and wife, ALWILDA B. DICKENS, hereinafter referred to as Grantees, their successors, heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows:

UNIT NO. H-73 in a Horizontal Property Regime, which is located on the Plat of The Hillwood, of record in Book 5200, page 43, said Register's Office.

BEING the same property conveyed to Jan Howard, unmarried, by deed from Thomas V. White, Trustee, of record in Book 5322, page 497, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

The provisions of the Tennessee "Horizontal Property Act" as the same is set out in T.C.A. §64-2701, et seq., as amended, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewers, water, electrical, telephone and other utility easements now or hereafter established over, through and upon the land embracing the regime and building thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of The Hillwood, of record in Book 5280, page 464, as amended in Book 5281, page 357, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5280, page 509, Register's Office for said County; and the Plan of record in Plat Book 5200, page 43, said Register's Office, which shows an owner's certificate, certain easements and setback lines to which reference is hereby made.

This is improved property, known as: Unit #H-73, The Hillwood, Nashville, TN

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, except as of record. I further covenant and bind myself, 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 21st day of May, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jan Howard
JAN HOWARD

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STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $98,000.00.

Wade K. Dickens
AFFIANT

Subscribed and sworn to before me, this 26 day of May, 1984.

NOTARY PUBLIC

My Commission Expires: 10-25-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAN HOWARD, 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 Hendersonville, Tennessee, this 21st day of May, 1984.

NOTARY PUBLIC

My Commission Expires: 10-25-86

I 23883

IDENTIF. REFERENCE

MAY 23 8 34 AM 1984

FELIX Z. HALL, JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM:

JAN HOWARD

TO:

WADE K. DICKENS, ET UX,
ALWILDA B. DICKENS

LAW OFFICES OF
BUCHANAN & EDWARDS
271 West Main Street
P. O. Box 1045
Hendersonville, TN 37075
615/822-0431

THIS INSTRUMENT PREPARED
SUBJECT TO INFORMATION
PROVIDED BY THE PARTIES

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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
			96000.00- CAMT.	
			254.80 CSTAX	
			.30 PRFEE	
			6.00 WDEED	
			CHECK	261.30-
			B687A05/23/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 3 8 8 3

IDENTIF. REFERENCE

MAY 23 8 34 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0038147