FORM NO. WD-1

BOOK 6415 PAGE 401

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October 1984.

Notary Public

MY COMMISSION EXPIRES: 10/20/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 101 Cumberland Avenue, Suite 100, Madison, TN 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. FLIPPEN, et al (NAME)	SAME (NAME)	P/O Map 71-11
P. O. Box 158172 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 3
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12DZ-47250

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, DICKERSON ROAD PARTNERSHIP, a partnership composed of Dorris E. Bennett, Jefferey W. Bennett, and Michael R. Leggett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. FLIPPEN and SHERMAN R. NEWCOMB

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:

Being Lot No. 1 on the Plan of Dickerson Road Partnership Subdivision, of record in Book 6250, Page 187, RODC, TN

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey by Ragan-Smith-Murphy & Associates, Inc., dated August 14, 1984, as follows:

BEGINNING at an existing iron pin on the westerly right-of-way line of Dickerson Road, a 74-foot road, at the northeasterly corner of a tract conveyed to Metropolitan Government Schools by deed recorded in Book 1198, Page 80, R.O.D.C., Tennessee and proceeding as follows:

1. With the north line of Metropolitan Government Schools, N 84° 41' 57" W, 238.28 feet to an existing nail in concrete steps at the southeast corner of Dwight M. Kendall and Dona Kendall, Book 5770, Page 639, R.O.D.C., Tennessee; thence,

2. With Kendall's east line, N 3° 17' 33" E, 155.08 feet to an iron pin set at the west end of the common line of proposed lots 1 and 2 of Dickerson Road Partnership Subdivision; thence,

3. With said common line, S 84° 41' 57" E, 265.45 feet to an existing PK nail on the west right-of-way line of Dickerson Road; thence,

4. Southwardly with said line and a 2319-foot radius curve to the right, a distance of 156.51 feet to the point of beginning and containing 39,148 square feet or 0.899 of an acre, more or less.

BEING part of the same property conveyed to Dickerson Road Partnership, a partnership composed of Dorris E. Bennett, Jefferey W. Bennett, and Michael R. Leggett, by deed from Kathryn Woodard Lazenby, et vir, of record in Book 6140, Page 748, and further by Deed of Correction of record in Book 6396, Page 34, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 1506 Dickerson Road, Nashville, Tennessee
(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 hands this 11th day of October, 1984

DICKERSON ROAD PARTNERSHIP

BY: Dorris E. Bennett
DORRIS E. BENNETT

DICKERSON ROAD PARTNERSHIP

BY: Jefferey W. Bennett
JEFFEREY W. BENNETT

BY: Michael R. Leggett
MICHAEL R. LEGGETT

STATE OF TENNESSEE
Davidson County

6415 405

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DORRIS E. BENNETT, JEFFEREY W. BENNETT, and MICHAEL R. LEGGETT, partners of DICKERSON ROAD PARTNERSHIP

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 11th day of October 19 84

Commission expires 10/20/85

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

DICKERSON ROAD PARTNERSHIP

TO

JAMES H. FLIPPEN and

SHERMAN R. NEWCOMB

Lawyers Title of Middle Tennessee, Inc.

Titles Guaranteed

NASHVILLE, TENN.

IDENTIFICATION REFERENCE

Oct 31 9 16 AM '84

DAVIDSON COUNTY, TN

160254

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6415 PAGE 406

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		PREE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

130000.00- CONVEY.
338.00 CONTAX
.50 PREFEE
6.00 WDEED
CHECK 344.50-
3210A10/31/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 0 2 5 4.

IDENTIF. REFERENCE

OCT 31 9 15 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0081374