WARRANTY DEED

BOOK 6605 PAGE 565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,548.49

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 19 85

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES F. DICKSON, JR., et ux (NAME)	FIRST INVESTMENT COMPANY (NAME)	51-12
~~1314~~ 301 Dupont ST Coreland Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	52
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	11D 67165

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, JOE L. YOUNG, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES F. DICKSON, JR. and wife, VIRGINIA L. DICKSON

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 part of Lot 3 on the Plan of the Lands of N. O. Love, deceased, as of record in Minute Book 7, page 176, County Court for Davidson County, and described according to survey by John Kohl dated March 18, 1983, as follows:

Beginning on the northerly line of property conveyed to Newman Cheek by deed from K. H. Dodson and wife, of record in Book 772, apge 315, Register's Office for said County, and at a point North 74° 26.5' West 801.41 feet from the southeast corner of the original 15-acre tract conveyed to Mrs. W. A. Core by deed from R. E. Love and wife, of record in Book 670, page 69, said Register's Office; thence with the northerly margin of said Cheek property, North 74! 26.5' West 85 feet; thence northerly 168.22 feet more or less to the southerly margin of Coreland Drive; thence with said Coreland Drive South 74° 32' East 85 feet to a point 812.61 feet west of the easterly line of said original 15-acre tract, as measured along the southerly margin of Coreland Drive; thence southerly 168.22 feet more or less to the beginning.

Being the same property conveyed to Joe L. Young by deed from Jewell E. Treon, a single person, of record in Book 6027, page 482, Register's Office for Davidson County, Tennessee.

Except for a certain mortgage to First Investment Company, recorded in Book 6027, page 485, Register's Office for Davidson County, Tennessee, the unpaid balance of which the grantees hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantees

. . . . . continued . . .

unimproved ( )
This is improved (X) property, known as 1314 Coreland Avenue, Madison, Tennessee 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 my hand this 10th day of July, 19 85

JOE L. YOUNG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6605 PAGE 566

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe L. Young

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

Witness my hand and official seal at Goodlettsville, Tennessee this 10th day of July, 19 85

Notary Public

Commission Expires October 19, 1986

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , 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 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 official seal at office at on this the day of , 19

My commission expires

Notary Public

. . . . continued . . . .

also jointly and severally hereby assume the obligations of Joe L. Young under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

2 0 4 4 6

IDENTIF. REFERENCE

JUL 15 8 33 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6605 PAGE 567

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			61548.49- AMT.	
			159.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	154.49-
7388A07/15/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 0 4 4 6

IDENTIF. REFERENCE

JUL 15 8 34 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153594