File #5045

FILE BOX 36

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 6929 PAGE 710

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE and SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES L. DICKSON (NAME)	ICA MORTGAGE CORPORATION (NAME)	Map 116-12
3815 Estes Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 23529 (STREET ADDRESS)	Parcel 94
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	San Diego, California 92123 (CITY) (STATE) (ZIP)	F.B. #7DA-32525

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, STEPHEN E. COX and wife, CHRISTINA E. COX

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

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 16, a triangular part of Lot No. 17 and a small triangular part of Lot No. 18 of Block "D" on the map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for said County, described together as follows:

Beginning on the westerly margin of Estes Avenue, at the common corner of Lot Nos. 15 and 16; running thence westwardly, between the line of Lot Nos. 15 and 16, 155.4 feet to the common corner of Lot Nos. 15 and 16 and 25 and 26; thence with the line between Lot Nos. 16 and 25, southwardly 50 feet; thence southwestwardly between the lines of Lot Nos. 17, 18 and 25, 45 feet to a point in the westerly line of Lot No. 18 and the easterly line of Lot No. 25; thence eastwardly crossing the line of Lot No. 17, 192 feet, more or less, to the westerly margin of Estes Avenue; thence with the westerly margin of said Avenue, northwardly 130 feet to the point of beginning.

Being the same property conveyed to Stephen E. Cox and wife, Christina E. Cox by installment deed from Elizabeth J. White (being one and the same person as Elizabeth H. Johns) of record in Book 5153, page 713, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 4102, page 341; and (3) All matters appearing on the Plan of record in Plat Book 1130, page 13, said Register's Office.

24988

IDENTIFICATION REFERENCE

JUL 28 8 03 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 3815 Estes Avenue, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of July, 19 86

Stephen E. Cox
STEPHEN E. COX

Christina E. Cox
CHRISTINA E. COX

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHRISTINA E. COX the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 1986.

My commission expires 1/10/89 Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN E. COX the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 1986.

Notary Public

My commission expires: 5-13-90

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 1986.

MY COMMISSION EXPIRES: 5/13/90 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
STEPHEN E. COX and wife,
CHRISTINA E. COX

TO
JAMES L. DICKSON and wife, FAYE S. DICKSON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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
			230[illegible].10- CANT.	
			641.00 CSTTX	
			.50 [illegible]	
			6.50 [illegible]	
			CHECK	653.60-
2442A07/28/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 4 9 8 8

IDENTIFICATION REFERENCE

Jul 28 8 03 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 275702