Box 8/tl

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Kenneth Barry Levitan
1500 17th Avenue South
Nashville, TN 37212

MORTGAGEE:
Dobson & Johnson, Inc.

One Commerce Place, Suite 1800
Nashville, TN 37239

MAP-PARCEL NUMBERS:
MAP 104-08
PARCEL 296
22W-16025

WARRANTY DEED

BOOK 6983 PAGE 296

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cason Dickinson, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kenneth Barry Levitan and Daniel Matthew Goodman, both unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being part of Lot No. 47 on the O. B. Hayes Plan of Large Lots, called "Rokeby" as of record in Book 21, page 87, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of 17th Avenue, South, formerly Addison Street, 120 feet south of the dividing line between lots 42, and 47, being the southwest corner of a part of said lot conveyed by Mary H. Cayce and husband to E. B. Wilkinson by deed of record in Book 647, page 525, said Register's Office; thence with the easterly margin of said Avenue, southwardly 51 2/3 feet to a point which is 50 feet northwardly from the northwest corner of a part of said lot No. 47 conveyed by John E. Shelton and wife, to Estelle J. Dodd by deed of record in Book 621, page 620, said Register's Office; thence esterly and parallel with said Dodd's North line 152 1/2 feet, more or less, to a proposed alley; thence with the westerly margin of said alley, northwardly 51 2/3 feet to the southest corner of the Wilkinson lot; thence with his south line, westwardly 154 3/4 feet, more or less, to the beginning.

BEING the same property conveyed to Cason Dickinson, a single person, by deed from Gunars Metra, a single person, of record in Book 6818, page 133, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 1500 17th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 16th day of September, 1986.

Cason Dickinson

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of September, 1986, before me personally appeared Cason Dickinson, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

3719

My Commission Expires: 11-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOOK 6983 PAGE 297

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 100,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 16th day of September, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
Cason Dickinson, unmarried

to:
Kenneth Barry Levitan and Daniel Matthew Goodman, both unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

IDENTIFICATION REFERENCE

SEP 18 11 26 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4 3 6 3 6

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

RECEIVED OF _____

FOR _____

BOOK 6983 PAGE 298

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
			100000.CO- CAMT.	
			280.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	286.50
			37 19A09/18/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43638

IDENTIFICATION REFERENCE

SEP 18 11 26 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 296497