BOOK 6981 PAGE 786 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$49,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 19 86

Notary Public

MY COMMISSION EXPIRES: 4-16-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

NAME / ADDRESS		
ADDRESS NEW OWNER (S) AS FOLLOWS: David G. Rowland (NAME)	SEND TAX BILLS TO: Citizens and Southern Mortgage Company (NAME)	MAP-PARCEL NUMBERS 5DU 05703
204 Flora Maxwell Rd. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 656 (STREET ADDRESS)	Map 147-8
Nashville, TN (CITY) (STATE) (P.O. ZIP)	Tucker, Ga. 30085-0656 (CITY) (STATE) (ZIP)	Par. 239

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, LARRY MICHAEL DICKENS and wife, VIRGINIA MAE DICKENS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID G. ROWLAND and wife, LINDA L. ROWLAND

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:

LAND in Davidson County, Tennessee, BEING Lot No. 64, Section 4 Beverly Heights, of record in Book 5200, page 263, Register's Office for said County.

BOOK 7022 PAGE 246

SAID Lot No. 64 fronts 50.56 feet on the easterly margin of Flora Maxwell Road and extends back 98.23 feet on the northerly line and 144.42 feet on the southwesterly line to a dead line in the rear, measuring 97.66 feet thereon.

BEING the same property conveyed to Larry Michael Dickens, and wife, Virginia Mae Dickens, by deed from Ray Smith Allison, unmarried and Emma Lorene Allison, unmarried, as sole surviving heirs of Diann A. Rigsby, deceased, of record in Book 6114, page 352, said Register Office.

This conveyance is subject to restrictive covenants, of record in Book 5626, page 220, said Register's Office, easements and setback lines as set forth in the above Plan of record and taxes for the current year which have been prorated and assumed by the Grantees herein.

4 3 1 3 6
IDENTIFICATION REFERENCE
SEP 17 1 58 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
OCT 28 11 45 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
5 7 2 3 4
RE-RECORD

unimproved ( )
This is improved (X) property, known as 204 Flora Maxwell Road, Nashville, TN 37211
(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 1st day of May, 1986

LARRY MICHAEL DICKENS

VIRGINIA MAE DICKENS

BOOK 7022 PAGE 247

BOOK 6961 PAGE 787

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Larry Michael Dickens and wife, Virginia Mae Dickens

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 1986.

Gail C. Victory Notary Public

Commission Expires 1-27-86

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO