THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Larry N. Dickens, et ux. 2890 Lower Walker's Creek Goodlettsville, TN 37072	CityFed Mortgage Co. 125 Belmont Drive Somerset, NJ 08873	Map 17 Parcel 119

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantees of the balance of an indebtedness to CityFed Mortgage Company secured by a Deed of Trust of record in Book 7054, page 560, Register's Office for Davidson County, Tennessee; We, Duane Allen Poole and wife, Martha K. Savage Poole

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Larry N. Dickens and wife, Debra Dickens

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District, described as follows:

Tract 1:
BEGINNING at a large stone in the end of a dry branch on the South side of Lower Walker's Creek Road, at the southwest corner of Mrs. Harris' property; running thence North 44 degrees West 144 feet to an elm tree; thence South 31 1/2 degrees West 113 feet to a hub; thence running South 87 degrees East 156 feet to the point of beginning, containing .18 of an acre according to a survey made by A. D. Andrews on July 20, 1957.

Tract II:
BEGINNING at a hub on the South side of Lower Walker's Creek Road; running thence North 31 1/2 East 8 feet to a point; thence North 37 1/2 degrees West 82 feet to a spike in the center of Lower Walker's Creek Road; thence North 34 degrees East .06 feet to a spike in said road; thence South 38 degrees East 93 feet to an elm tree; thence South 31 1/2 degrees West 113 feet to the point of beginning.

Being the same property conveyed to Duane Allen Poole and wife, Martha K. Savage Poole by deed from Don Crouch and wife, Lynn Crouch of record in book 7054, page 557, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (x) improved property at 2890 Lower Walker's Creek Road
Goodlettsville, TN

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 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 June, 1987.

Duane Allen Poole
DUANE ALLEN POOLE

Martha K. Savage Poole
MARTHA K. SAVAGE POOLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Duane Allen Poole and Martha K. Savage Poole the within named bargainors, 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 June, 1987.

My Commission Expires:
4-10-89

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $60,289.61.

Terry N. Dehn
AFFIANT

Subscribed and sworn to before me this 11th day of June 1987.

My Commission Expires:
4-10-89

Phyllis Keenan
NOTARY PUBLIC

3587'3
IDENTIFICATION REFERENCE
JUN 12 11 37 AM '87
DAVIDSON COUNTY, TN
RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7266 PAGE 726

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
			60289.61- CAMI.	
			168.34 CSTAX	
			.50 PRFEE	
			6.00 MISC	
			CHECK 175.34-	
			8633A06/12/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35.87.3

IDENTIFT REFERENCE

JUN 12 11 37 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92942