file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Carol Lou Dickerson	SAME	MAP 83-9
1301 Woodland Street		PARCEL 152
Nashville, TN 37206		18W-2410

WARRANTY DEED BOOK 7558 PAGE 476

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, William Day Welch, Jr., unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Carol Lou Dickerson 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 Lot No. 9 of Block 1 on the plan of Andrew Allison Addition, of record in Book 161, page 74, Register's Office for said County.

SAID Lot No. 9 fronts 50.3 feet on the northerly margin of Woodland Street, formerly Lockland Avenue, and extends back 176.5 feet on the westerly line and 170.00 feet on the easterly line to a 15 foot alley in the rear, measuring 50.00 feet thereon.

BEING the same property conveyed to William Day Welch, Jr., unmarried, by deed from Sid Wair, unmarried, of record in Book 5614, page 965, 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.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to The Metropolitan Development and Housing Agency, of record in Book 5914, page 166, said Register's Office.

This is (~~un~~)improved property, known as 1301 Woodland Street, Nashville, TN 37206.

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 27th day of May, 1988.

William Day Welch, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of May, 1988, before me personally appeared William Day Welch, Jr., 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.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7558 PAGE 477

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 $ 64,000.00.

Carol Lou Dickerson
Affiant

Subscribed and sworn to before me, this the 27th day of May, 1988.

My Commission Expires: Oct 9, 1991

Notary Public

NOTARY PUBLIC AT LARGE

35417

IDENTIFICATION REFERENCE

JUN 1 10 24 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0083 06/01 0101 03CHECK 185.70

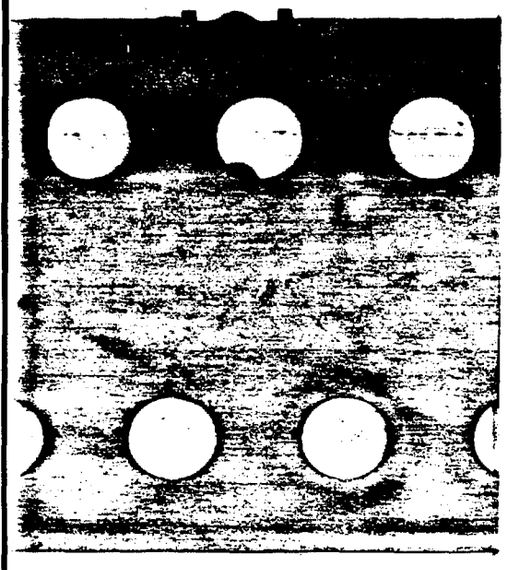
WARRANTY DEED

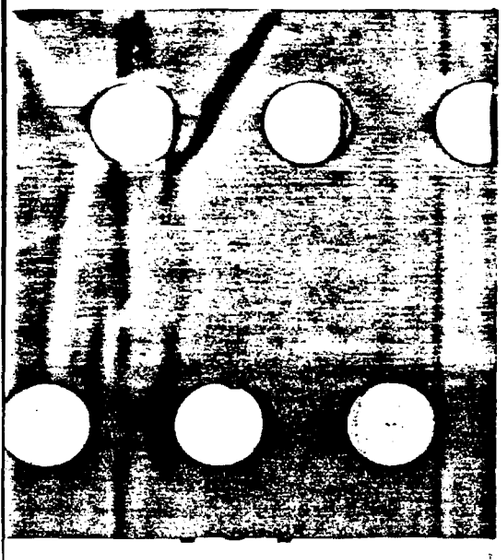
from:
William Day Welch, Jr., unmarried

to:
Carol Lou Dickerson

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27551





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7558 PAGE 478

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 64000.00
CON TX 179.20
PRFEE 0.50
WDEED 6.00
TOTAL 185.70
CHECK 185.70

06/01/88 01 10:27 0001 0083

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3541.7

IDENTIFICATION REFERENCE

JUN 1 10 24 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96993