BOOK 7680 PAGE 386

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,850.00

Linda Gay Dickens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October 1988

Notary Public

MY COMMISSION EXPIRES: 7/18/92

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles D. Dickens, Sr. (NAME)	National Mortgage Company (NAME)	MAP 94-1
808 South 14th Street (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	PARCEL 223
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	18W15885

FOR AND 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, Shirley C. Eschbach, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles D. Dickens, Sr. and wife, Linda Gay Dickens

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.

BEING Lot No. 139 on the Plan of Payne, Blakemore and Cummings Addition, as of record in Book 57, page 70, and a part of South 14th Street abandoned, and part of a Reserve Parcel on the Plan of Shelby Heights, Sec. I, as of record in Book 2330, page 171, and described partly according to a survey by Richard B. Omohundro, dated July 26, 1969, as follows:

Beginning at a point in the westerly margin of South 14th Street, as relocated, at a point 14.7 feet north of a concrete monument as shown in the east boundary of the Reserved Parcel; thence leaving said Street, west crossing the Reserved Parcel, and a part of South 14th Street abandoned, and continuing along the line between Lots 139 and 140, a total distance of 217.3 feet to an iron pin in the east margin of a 15 foot alley; thence north with the margin of the alley 50 feet to an iron pin at the common rear corner of Lots 138 and 139; thence east along the line of Lots 138 and 139, and crossing South 14th Street 187.3 feet to a point in the westerly margin of South 14th Street, as relocated; thence southeasterly along the margin of South 14th Street as relocated, 58.38 feet to the point of beginning.

Being the same property conveyed to Shirley C. Eschbach, a single person, by deed from Paul Edward Eschbach, a single person, of record in Book 7058, page 48, said Register's Office.

This is improved (XX) unimproved property, known as 808 South 14th Street, Nashville, TN 37206
(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 heir 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 covey 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 my hand this 17th day of October, 88

Shirley C. Eschbach
Shirley C. Eschbach

BOOK 7680 PAGE 387

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 Shirley C. Eschbach, a single person

(or proved to me on the basis of satisfactory evidence)

the bargainor, with whom I am personally acquainted/and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of October, 19 85

Commission expires 7/18/92

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

8154 10/19 0101 03CHECK 131.24

WARRANTY DEED

FROM

Shirley C. Eschbach

TO

Charles D. Dickens, Sr.
Linda Gay Dickens

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

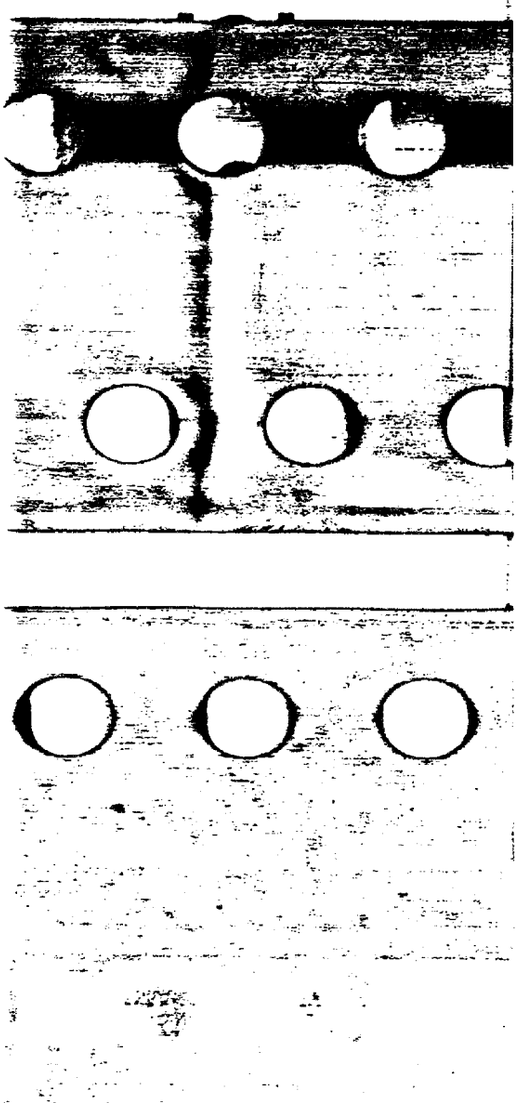
RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

7.7.204

IDENTIFICATION REFERENCE

Oct 19 9 17 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7680 PAGE 388

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 37850.00
				CON TX 124.74
				PRFEE 0.50
				WDEED 6.00
				TOTAL 131.24
				CHECK 131.24
10/19/88	01			09:17 0001 8154

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.204

IDENTIFI REFERENCE

OCT 19 9 17 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 144928