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FORM NO. WD-1

BOX 10

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,336.20

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December, 19 88

Notary Public

MY COMMISSION EXPIRES 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
David Dickerson et ux (NAME)	First Wachovia Mortgage Company (NAME)	05DU 76940
409 Josephine Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	162-07-0-209.00
Antioch, TN 37013 (CITY) (STATE) (P O ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	

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, Robert M. Ward and wife, Kim M. Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Dickerson and wife, Sarah Dickerson

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. 52 on the plan of Section 2-A Whittemore Valley, of record in Book 6250, page 611, Register's Office for said County.

Said Lot No. 52 fronts 82.08 feet on the northerly margin of Josephine Court and extends back 125.0 feet on the westerly line and 153.26 feet on the easterly line to a broken line in the rear, measuring 133.12 feet thereon.

Being the same property conveyed to Robert M. Ward and wife, Kim M. Ward by deed from John W. Griffin d/b/a Griffin Contractors of record in Book 6921, page 614, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6243, page 80, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust, of record in Book 6921, page 617, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

9 6 9 8 5

RECEIVED FOR RECORD
Dec 28 12 50 PM '88
DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (XX) property, known as 409 Josephine Court (House Number) (Street) Antioch, TN (P O Address) (City or Town) 37013 (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 hand s this 22nd day of December, 19 88

Robert M. Ward

Kim M. Ward

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Williamson

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Personally appeared before me, the undersigned, a Notary Public of said county, Robert M. Ward and wife, Kim M. Ward

the within named 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 purpose therein contained.

WITNESS my hand, at office, this 22nd day of December, 1988.

NOTARY PUBLIC

My commission expires:

2-23-91

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, 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 himself to be President (or other officer authorized to execute the instrument) of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

WITNESS my hand and seal, at office in , this day of , 19 .

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Robert M. Ward and wife,

Kim M. Ward

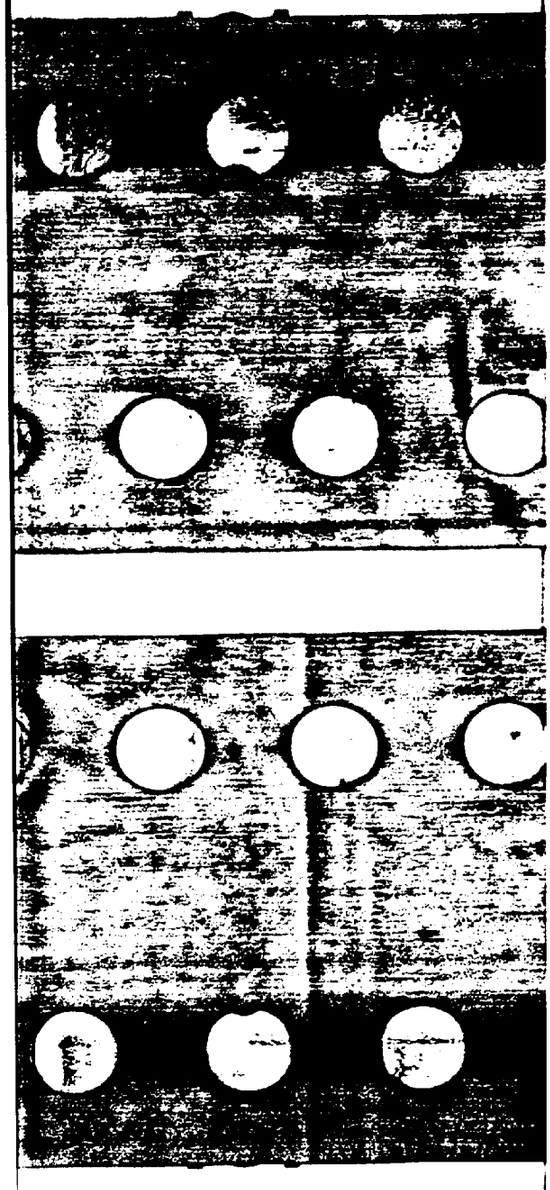
TO

David Dickerson and wife,

Sarah Dickerson

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

1695 12/28 0101 03CHECK 221.00



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

RECEIVED OF _____

FOR _____

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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

CAMT 65336.20
CON TX 215.49
PRFEE 0.50
WDEED 6.00
TOTAL 221.99
CHECK 221.99

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/28/88 01 12:51 0001 1665

96985

RECEIVED FOR RECORD
Dec 28 12 50 PM '88
REGISTER OF DEEDS

No. 167790