Prepared by:
THE LAW OFFICE OF
GEORGE H. THOMPSON, III
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP** 83-01
Michael O. McKay and	Sovran Mortgage Corp.	Parcel 056
wife, Carol L. McKay	201 East Cary Street	27W 22470
945 Sharpe Avenue	Richmond, VA 23219-3736	
Nashville, TN 37206		

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF **THIRTY THOUSAND FIVE HUNDRED ($30,500.00) DOLLARS, CHARLIE TURNER DICKSON,** GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **MICHAEL O. McKAY** and wife, **CAROL L. McKAY**, GRANTEES herein, their heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> **LAND** in said County being the westerly 50 feet of Lot 8 on the Plan of Jones and Bradford's Subdivision, of record in Book 332, Page 53, Register's Office for Davidson County, Tennessee.
>
> **SAID** part of Lot 8 fronts 50 feet on the northerly side of Sharpe Avenue and runs back between parallel lines 154.5 feet to an alley.
>
> **BEING** the same property conveyed to Charlie Turner Dickson, by deed from Charlie Jefferson Dickson and wife, Maudie Mai Dickson, of record in Book 7662, Page 842, Register's Office for Davidson County, Tennessee. Patricia A. Dickson joins in this conveyance for the purpose of relinquishing any and all rights she may have in the property by virtue of marriage to Charlie Turner Dickson.

This is improved property known as 945 Sharpe Avenue, Nashville, Tennessee 37206.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized an possessed of said land in fee simple, has good right to convey it, and the same is

unencumbered, unless otherwise herein set out. And he does further covenant and bind himself, his 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.

WITNESS our hands this 31st day of January, 1989.

Charlie T Dickson
CHARLIE TURNER DICKSON

Patricia A. Dickson
PATRICIA A. DICKSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLIE TURNER DICKSON** and wife, **PATRICIA A. DICKSON**, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 31st day of January, 1989.

Monica D Edwards My Commission Expires: 1/21/90
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

3600 02/01 0101 03CHECK 107.15

The actual consideration for this transfer or value of property (whichever is greater) is **THIRTY THOUSAND FIVE HUNDRED ($30,500.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael O McKay
AFFIANT

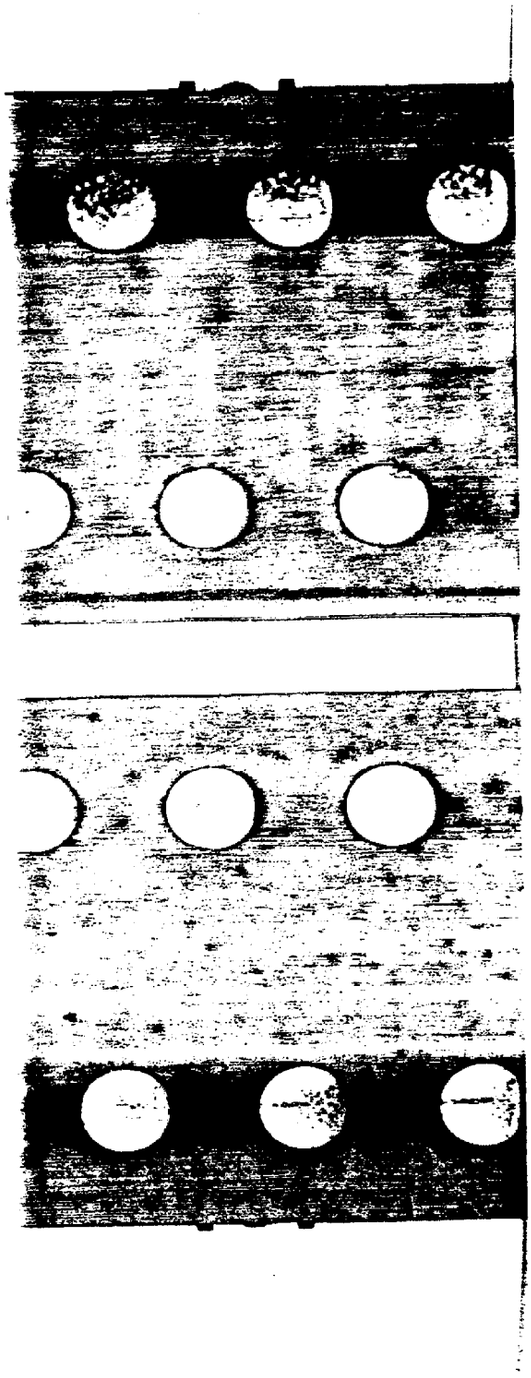
SWORN to and **SUBSCRIBED** before me this 31st day of January, 1989.

Monica D Edwards My Commission Expires: 1/21/90
NOTARY PUBLIC

FEB 1 3 39 PM '89
FELIX Z WILSON TT REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

05968



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

RECEIVED OF _____

FOR _____

BOOK 7764 PAGE 123

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 30500.00
CON TX 100.65
PRFEE 0.50
WDEED 6.00
TOTAL 107.15
CHECK 107.15

02/01/89 01 15:50 0001 3600

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05998

IDENTIFICATION REFERENCE

Feb 1 3 49 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178112