FILE 47

BOOK 7823 PAGE 521

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 36,948.84

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF April 19 89

Notary Public

MY COMMISSION EXPIRES: 5-30-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Livingston Taylor (NAME)	Fidelity Federal Savings & Loan Association (NAME)	12DA 43160
1412 Stainback Avenue (ADDRESS)	P.O. Box 2588 (ADDRESS)	71-11-243
Nashville, TN (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219-0588 (CITY) (STATE) (ZIP)	

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, Barry Dickens, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Livingston Taylor and wife, Ethel Taylor

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 Lots Nos. 171 and 172 on the Plat of Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 171 and 172 front 25 feet each on the westerly side of Stainback Avenue and runs back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Dorothy Vassall and Barry Dickens by deed from Jackie Castleman, Executrix of the Estate of Margaret I. Anderson, deceased of record in Book 7436, Page 389, Register's Office for Davidson County, Tennessee. AND ALSO BEING the same property conveyed to Barry Dickens by Quitclaim Deed from Dorothy Vassall, etux, which instrument is being recorded**

* including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal amount of $33,300.00 payable to Kathy Rhodes, Trustee, and secured by a Deed of Trust of record in Book 7436, page 392; as assigned in Book 7513, page 956; Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions thereof.

**simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 1412 Stainback Avenue, Nashville, TN
(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 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 my hand this 13th day of April, 19 89

Barry Dickens

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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 Barry Dickens

the bargainor, 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 Madison, Tennessee, this 13th day of April, 19 89.

Commission expires 5-20-92

Bruce B. Dickens
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 upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

27280

APR 24 3 31 PM '89

WARRANTY DEED

FROM

Barry Dickens

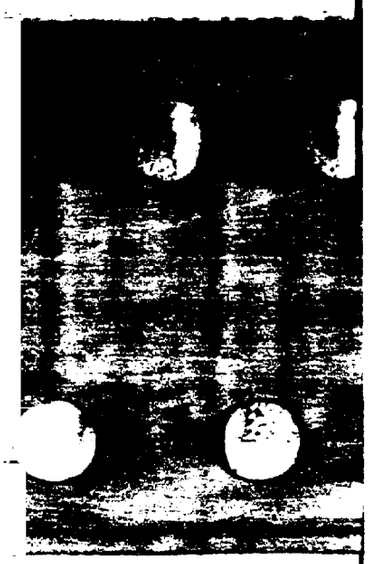
TO

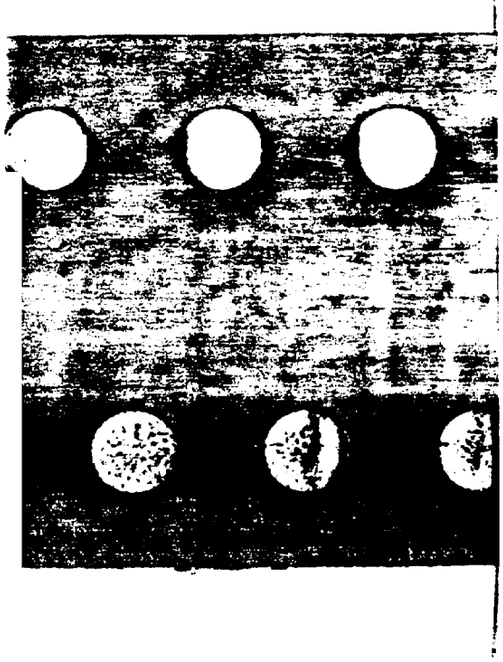
Livingston Taylor and wife, Ethel Taylor

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

8609 04/24 0101 03CHECK 128.27





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 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	36948.84
CON TX	121.77
PRFEE	0.50
WDEED	6.00
TOTAL	128.27
CHECK	128.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/24/87 01 15532 0001 8609

27280

IDENTIFICATION REFERENCE

APR 24 3 31 PM '87

FELIX Z. WILSON, REGISTER

DAVIDSON COUNTY, TENN.

No. 202960