[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[	First Tennessee Bank N.A.	
[Timothy Dickerson et ux.	ATTN: Tax Department	Map and Parcel
[420 Bunkerhill Drive	P.O. Box 474	106-15-41
[Nashville, TN 37217	Memphis, TN 38101	
[		

[This instrument prepared by: Cindy S. Smith, Attorney at Law,
[2525 Lebanon Road, Nashville, Tennessee 37214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Edward E. Payne and wife, Dorothy F. Payne,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Timothy W. Dickerson and wife, Angela B. Dickerson,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

Being Lot No. 32 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, Pages 33 and 34, Register's Office for said County.

Said Lot No. 32 fronts 186 feet on the easterly side of Bunkerhill Drive and extends back 165 feet on the northerly line and 214.8 feet on the southerly line to a dead line, which is a broken line, measuring 208.8 feet thereon.

Being the same property conveyed to Edward E. Payne and wife, Dorothy F. Payne, by deed from Ahval E. Turner and wife, Myrtle M. Turner, of record in Book 3256, Page 589, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 420 Bunkerhill Drive, Nashville, Tennessee 37217.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of record and all matters therein in Plat Book 2900, Page 33 and 34, said Register's Office; (2) Restrictive Covenants of record in Book 2959, Page 213, said Register's Office; (3) Property Tax Lien for the current year such taxes having been prorated and the payment assumed by the Grantees; (4) Easement of record in Book 5758, Page 439, said Register's Office; (5) Any and all zoning regulations, building restrictions, setback lines, easements and rights-of-way for public utilities of record.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this transfer is $110,000.00.

Affiant

[Subscribed and sworn to before me this 27th day of July, 1989.

Notary Public
My Commission Expires: 11/12/90

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FILED FOR RECORD
JUL 28 9 10 AM '89
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

5.2949

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever used herein, the singular shall include the plural and the plural shall include the singular and the reference to any gender shall include the reference to all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of July, 1989.

Edward E. Payne

Edward E. Payne

Dorothy F. Payne

Dorothy F. Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

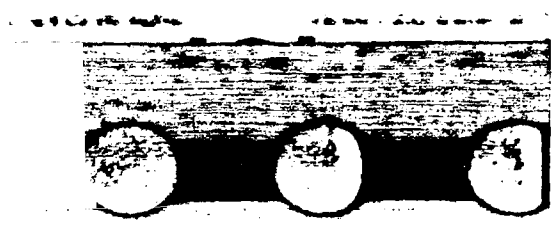
Personally appeared before me, Cindy S. Smith, Notary Public in and for said County and State, the within named Edward E. Payne and wife, Dorothy F. Payne, with whom I am personally acquainted, or who proved on me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

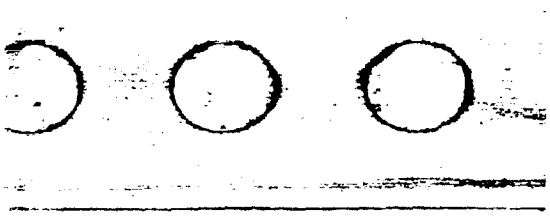
Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 1989.

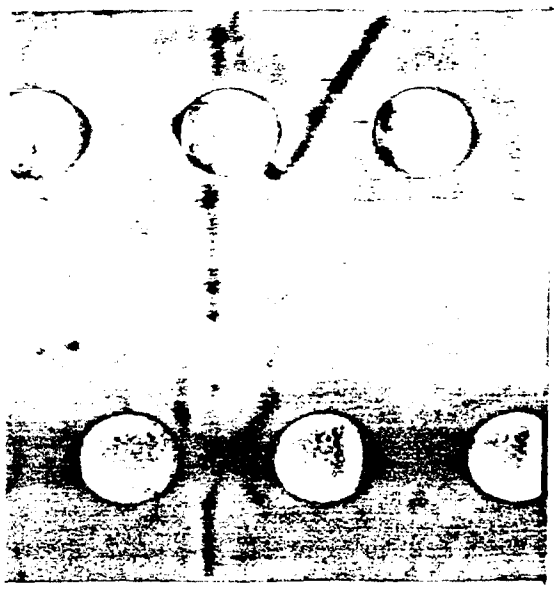
Cindy S. Smith

Notary Public
My Commission Expires: 11/12/90

9720 07/28 0101 03CHECK 370.00







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7899 PAGE 133

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 110000.00
CON TX 363.00
PRFEE 1.00
MTEED 6.00
TOTAL 370.00
CHECK 370.00

07/28/89 01 09:12 0001 9720

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.2949

IDENTIFICATION REFERENCE

Jul 28 9 10 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 233332