FORM No. WD-1

BOOK 8077 PAGE 696

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,500.00

Kenneth R Dickens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 1990

Notary Public

MY COMMISSION EXPIRES: 4/23/93

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
KENNETH L. DICKENS (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	MAP 75-7
4404 JUNEAU DRIVE (STREET ADDRESS OR ROUTE NUMBER)	4041 KNIGHT ARNOLD ROAD (STREET ADDRESS)	PAR. 20.00
HERMITAGE, TN 37076 (CITY) (STATE) (P O ZIP)	MEMPHIS, TN 38118 (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, KENNETH NUSS AND WIFE, MAXINE NUSS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH L. DICKENS AND WIFE, SANDRA L. DICKENS AND ELLA D. BAKER
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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. 46 on the Plan of Tulip Grove, Section I, as of record in Book 3700, page 106, Register's Office for said County.

Said Lot No. 46 fronts 90.0 feet on the easterly margin of Juneau Drive and extends back 130.0 feet on the southerly line and 138.75 feet on the northerly line to a rear line on which it measures 90.42 feet thereon.

Being the same property conveyed to KENNETH NUSS AND WIFE, MAXINE NUSS by deed of record in Book 7494, page 758, Register's Office for Davidson County, Tennessee.

115157

IDENTIF. REFERENCE

APR 2 9 58 AM '90

DAVIDSON COUNTY

MAIL ENV

6818 04/02 0101 03CHECK 249.55

unimproved ( ) This is improved (XX) property, known as 4404 JUNEAU DRIVE, HERMITAGE, TN 37076
(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 our hand s this 29th day of March, 19 90

Maxine Nuss
MAXINE NUSS

Kenneth Nuss
KENNETH NUSS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KENNETH NUSS AND WIFE, MAXINE NUSS

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at McMinnville, Tennessee, this 1 day of March 19 90

Commission expires 1/23/93

Notary Public

AFFIX SEAL

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 (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

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

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 73500.00
CON TX 242.55
PRFEE 1.00
WDEED 6.00
TOTAL 249.55
CHECK 249.55

04/02/90 01 09:59 0001 6818

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

115157

IDENTIFICATION REFERENCE

APR 2 9 58 AM '90

DAVIDSON COUNTY TN

No. 305986