Boy 53

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,118.73

James D. Merrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 1990.

Carol [illegible]
Notary Public

MY COMMISSION EXPIRES: 12/23/93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R. RAY GALBREATH, 901 STAHLMAN BUILDING, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J.D. MERRELL (NAME)	NO MORTGAGE ESCROW (NAME)	Map 72-2
935 Russell St. (STREET ADDRESS OR ROUTE NUMBER)	SEND TAX BILLS TO: (STREET ADDRESS)	Parcel 251
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	SAME (CITY) (STATE) (ZIP)	27W-25665

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, Ben Dicke and wife, Julia Dicke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J.D. Merrell

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:

Being Lot No. 212 on the Plat of Travecca Subdivision of Renraw, as of record in Book 421, page 72 and 73, Register's Office for said County.

Said Lot No. 212 fronts 50 feet on the Northerly side of West Douglas Agenue and runs back 274.5 feet on the Westerly line and 275.3 feet on the Easterly line, to an alley, measuring 50 feet thereon.

Being the same property conveyed to Ben Dicke and wife, Julia Dicke, by Deed from Charles Galbreath and wife, Joyce Galbreath, and Charles Gary Mallory and wife, Sandra Mallory, of record in Book 7843, page 368, Register's Office for Davidson County, Tennessee.

27479

[illegible] REFERENCE

MAY 21 9 14 AM '90

FEE 2 WILSON REGISTER
DAVIDSON COUNTY, TN

3117 05/21 0101 03CHECK 89.83

This is improved ( ) unimproved ( ) property, known as 925 West Douglas Avenue, Nashville, Tn. 37206
(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 our hands this 23rd day of April, 1990

Ben Dicke GRANTOR

Julia Dicke GRANTOR

R. Galbreath

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Deborah F. Honeycutt, a Notary Public in and for said County and State, the within named Ben Dicke and wife, Julia Dicke

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 Nashville, Tennessee, this 23 day of April 1990

Commission expires 11-10-91

Deborah F. Honeycutt
Notary Public

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____

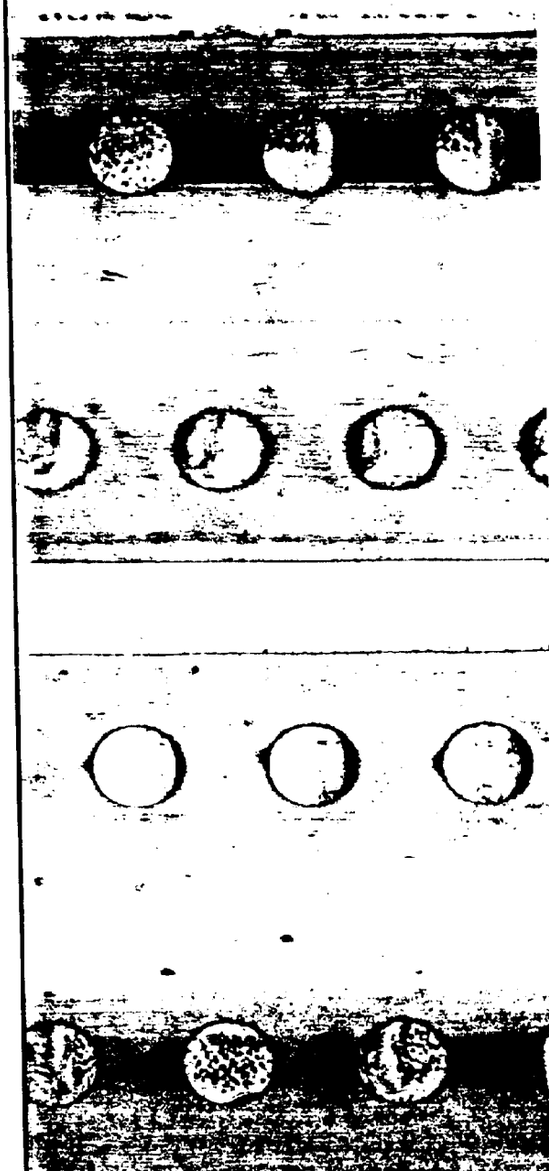
_____
Notary Public

WARRANTY DEED

FROM
BEN DICKE, and wife
JULIA DICKE

TO
J.D. MERRELL

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.



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 25118.73
CON TX 82.83
PRFEE 1.00
WDEED 6.00
TOTAL 89.83
CHECK 89.83

05/21/90 01 09:17 0001 3117

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27479

IDENTIFICATION

MAY 21 9 14 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 320546