car3587/mmt:01/24/91
RRC009

FROM: LEE WEBB CAMPBELL, II AND WIFE, DONNA BANDY CAMPBELL

TO: MIKE D. DICKENS

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS SUITE 1200, ONE COMMERCE PLACE NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Mike D. Dickens 915A Russell St. Nashville, Tn. 37206	Sears Mortgage Corp. P.O. Box 990 Riverwoods, IL 60015	Map 82-16 Parcel 108

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $82,500.00.

Mike D. Dickens
Affiant

Subscribed and sworn to before me, this the 25th day of January, 1991.

Carol R. Runyon
Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, We, Lee Webb Campbell, II and wife, Donna Bandy Campbell, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Mike D. Dickens, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 915A Russell Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 25th day of January, 1991.

Lee Webb Campbell, II

Donna Bandy Campbell

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 Lee Webb Campbell, II and wife, Donna Bandy Campbell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 25th day of January, 1991.

Carol [illegible]
NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 4-A, Zone Lot Division, Lot No. 4, Section 2, Aeby Subdivision, as of record in Book 6250, page 579, Register's Office for Davidson County, Tennessee, as amended in Book 6200, page 335, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lee Webb Campbell, II, by Warranty Deed from Aeby Construction Corporation, a Tennessee corporation, of record in Book 6783, page 110, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1991 Metropolitan Government taxes.

2. Restrictive covenants as contained in instruments of record in Book 4565, page 677, Book 5711, page 415, and Book 6588, page 52, said Register's Office. NOTE: The restrictions of record in Book 6588, page 52, said Register's Office, have been partially released by instrument of record in Book 6783, page 120, said Register's Office.

3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Restrictive Covenants for Aeby Subdivision II, of record in Book 6733, page 741, said Register's Office.

4. All matters as shown on the plan of record in Book 6250, page 579, as amended in Book 6200, page 335, said Register's Office.

5. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

6. Rights of others in and to the common area.

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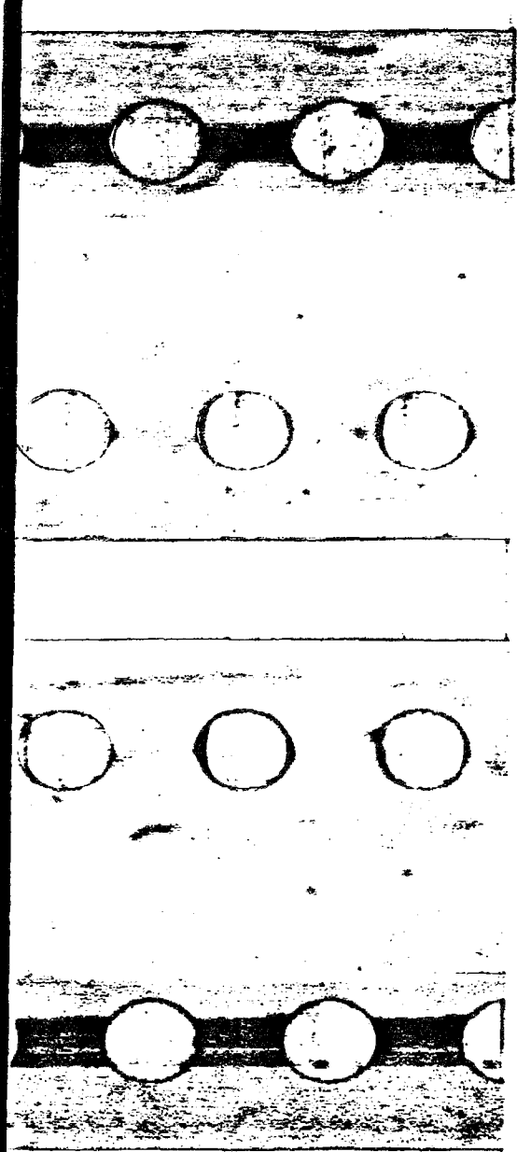
88584

IDENTIF. REFERENCE

JAN 25 2 05 PM '91

FELIX Z. DIETSCH REGISTER
DAVIDSON COUNTY TN.

RECAP



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8281 PAGE 850

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 82500.00
CON TX 272.25
PRFEE 1.00
WDEED 9.00
TOTAL 282.25
CHECK 282.25

01/25/91 01 14:03 0001 8404

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88584

IDENTIF. REFERENCE

JAN 25 2 05 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 392233