Bk/20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Peggy Joyce Dickerson 114 Elberta Street Nashville, TN 37210	S. A. M. E.	119-05-234 6DA-14598

BOOK 8435 PAGE 92

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary Etta (Staggs) Hoffman** has bargained and sold, and by these present do transfer and convey unto the said **Peggy Joyce Dickerson** the Grantees herein her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the south part of Lot No. 186 on the Map of Subdivision of Lots Nos. 3 and 4 and parts of Lots Nos. 5 and 6 Cumberland Nurseries Plan, a plan of which is of record in Book 332, page 148, said Register's Office, to which special reference is hereby made, and more particularly described as follows:

BEGINNING at the northeast corner of Foster Avenue and Elberta Street; thence eastwardly along the northerly margin of Elberta Street a distance of 118 feet to a point; called the point of origin; thence along the northerly margin of Elberta Street in an easterly direction a distance of 100 feet to a point; thence in a northerly direction along the westerly line of John Uhlian's lot a distance of 79 feet to a point; thence in a westerly direction a distance of 60 feet to a point; thence in a southerly direction a distance of 22 feet and ten inches to a point; thence westwardly a distance of 38 feet to a point; thence southerly a distance of 56 feet to the point of origin.

BEING the same property conveyed to Mary Etta (Staggs) Hoffman by deed from F.E. Malone and wife, Jesse R. Malone of record in Book 3764, Page 339; Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in the Register's Office for said County.

This is improved property known as: **114 Elberta Street., Nashville, TN 37210.**

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 the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all gender.

Witness our hands this 28th day of AUGUST, 1991.

Mary Etta Staggs Hoffman

MARY ETTA (STAGGS) HOFFMAN

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 MARY ETTA (STAGGS) HOFFMAN the Bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-23-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $48,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this 28th day of AUGUST, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/26/92

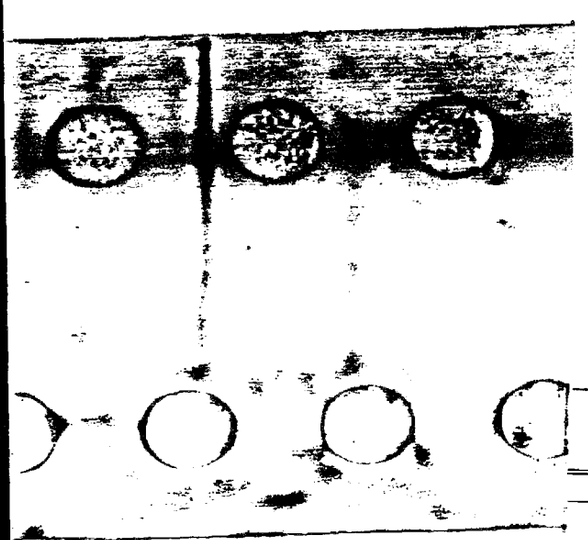
RECORDER'S MEMO
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

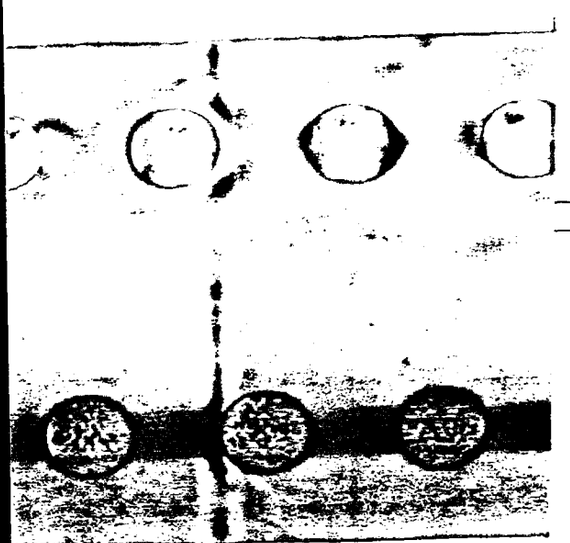
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SEP 4 11 03 AM '91

7693 09/04 0101 03CHECK 186.45

PREPARED BY:
Rick M. Johnson
3221 Nolensville Rd., Ste. #1
Nashville, TN 37211





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

RECEIVED OF _____

FOR _____

BOOK 8435 PAGE 94

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 48500.00	
			CON TX 179.45	
			PRFEE 1.00	
			MDEED 6.00	
			TOTAL 186.45	
			CHECK 186.45	
09/04/91	01		11:05 0001 7693	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44227

IDENTIFICATION

SEP 4 11 03 AM '91

No. 455984