OWNER:

Timothy W. Dickens
608 Rosebank Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:

Timothy W. Dickens
608 Roasebank Avenue
Nashville, Tennessee
37206

Map 60 Group 16 Parcel 267

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds
Attorneys at Law
148 Public Square
Lebanon, TN 37087

BOOK 9252 PAGE 816

D E E D

FOR AND IN CONSIDERATION of the sum of Forty-Five Thousand and No/100 Dollars ($45,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, **RUSSELL STAUB, unmarried,** have this day bargained and sold and by these presents do hereby transfer and convey unto **TIMOTHY W. DICKENS, unmarried,** his heirs and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Jones Park Estates, of record in Book 5210, page 349, Register's Office for said County.
>
> Said Lot No. 1, which is a corner lot, fronts 58.61 feet on the southerly margin of Jones Court and fronts 95.17 feet on the easterly margin of Jones Avenue, said frontages being joined by a curve having a length of 39.27 feet, and extends back 85.75 feet on the southerly line and 119.56 feet on the easterly line to a point of intersection.
>
> Being the same property conveyed to Russell Staub, unmarried, by deed from David W. Gaw by Jeff Gaw and, Patsy D. Gaw, wife of David W. Gaw, of record in Book 9217, page 723, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, more commonly known as 2741 Jones Avenue, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **TIMOTHY W. DICKENS,** his heirs and assigns, in fee simple, forever.

I COVENANT with said Grantees that I am lawfully seized and possessed of said property; that I have a good and lawful right to make this conveyance; that the same is free, clear and

unencumbered, and that I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all visible easements or rights-of-way, and any other matters of record. POSSESSION to be given on delivery of deed.

Property taxes for the year 1994 shall be paid by the Grantee.

WITNESS MY SIGNATURE hereto this 11th day of February, 1994.

Russell Staub
RUSSELL STAUB

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STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, RUSSELL STAUB, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of February, 1994.

Notary Public

CHARLES B. TATUM NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My commission expires: November 2, 1997

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Timothy W. Pickens
Affiant

Sworn to and subscribed to before me, this the 11th day of February, 1994.

Notary Public

CHARLES B. TATUM NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My commission expires: November 2, 1997

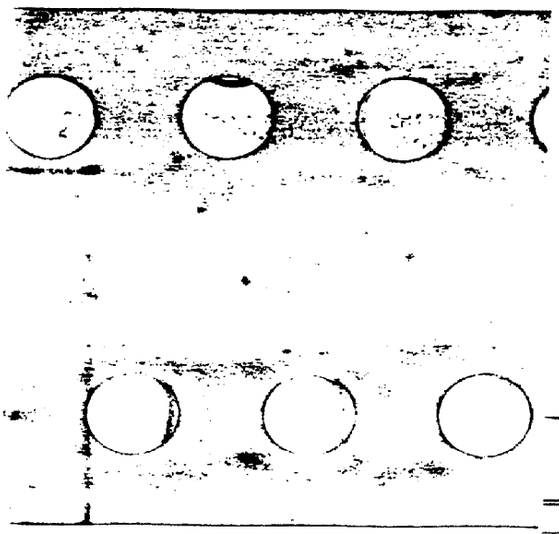
6849 02/18 0101 03CHECK 2 175.50

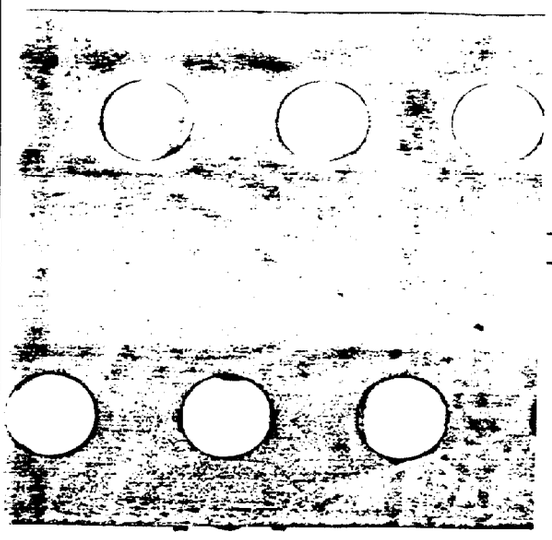
MAIL ENV.

94 FEB 18 AM 8:25

18908

IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9252 PAGE 818

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 45000.00
				CON TX 166.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 175.50
				CHECK 175.50
02/18/94	01			08:24 0001 6849

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18908
IDENTIFICATION REFERENCE

94 FEB 18 AM 8:25

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 757757