This instrument prepared by:
THOMAS N. JONES, Attorney
339 Main Street
Franklin, Tn. 37064

BOOK 9452 PAGE 927

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
John I. and Linda F. Dickson 1445 Beddington Park Nashville, TN 37215	Same	12J "B" 16.00

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 of which is hereby acknowledged, **FRANK A. COYLE and wife, LAURA B. COYLE,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **JOHN I. DICKSON, JR. and wife, LINDA F. DICKSON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Hound's Run, of record in Plat Book 6900, page 167 thru 171, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Frank A. Coyle and wife, Laura B. Coyle by deed from Fidelity Federal Bank, FSB, of record in Book 8508, page 605, Register's Office for Davidson County, Tennessee.

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 GRANTORS do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

a. 1994 City and County property taxes are a lien, but not yet due and payable, with said taxes being prorated and seller giving credit to buyer at closing.

b. Restrictive covenants contained in instrument of record in Book 7079, page 995, corrected in Book 7238, page 736, Register's Office of Davidson County, TN.

c. The Plan of record in Book 6900, pages 167-171, shows an owner's certificate, a 125-foot minimum building setback line, and a 25-foot easement for public utility drainage purposes transversing the rear portion of said lot, and a 20-foot easement for public utility drainage purposes along the southerly and real lines of said lot, as well as a 10-foot public utility and drainage easement leading from front line to southerly line of said lot, and along the front line of said lot.

d. Deeds of conveyance by the Metropolitan Government of Nashville and Davidson County, Dept. of Water and Sewerage Services of record in Book 7430, page 188, Book 7474, page 695, Book 8119, page 535 and Book 8119, page 538, Register's Office of Davidson County, TN.

e. Subject to any and all building and zoning regulations of City, County and State.

AND GRANTORS DO FURTHER covenant and bind themselves, their successors 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. BOOK 9452 PAGE 928

This improved property is known as 1445 Beddington Park, Nashville, TN 37215.

WITNESS OUR HANDS this 26th day of August, 1994 in Franklin, TN.

Frank A. Coyle
FRANK A. COYLE

Laura B. Coyle
LAURA B. COYLE

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **Frank A. Coyle and wife, Laura B. Coyle**, to be known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Witness my hand and seal this 26th day of August, 1994.

Connie C. Herzog
NOTARY PUBLIC

My Commission Expires: 3/11/97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $324,000.00.

Robert J. Duffy Jr.
AFFIANT

Sworn to and subscribed before me this 26th day of August, 1994.

Connie C. Herzog
NOTARY PUBLIC

My commission expires: 3/11/97

94 SEP -1 AM 10:59
FELIX E. DELK, JR. REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

4173 09/01 0101 03CHECK 1207.80

86953
Identif. Ref.

1739.9400/tj/ch



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

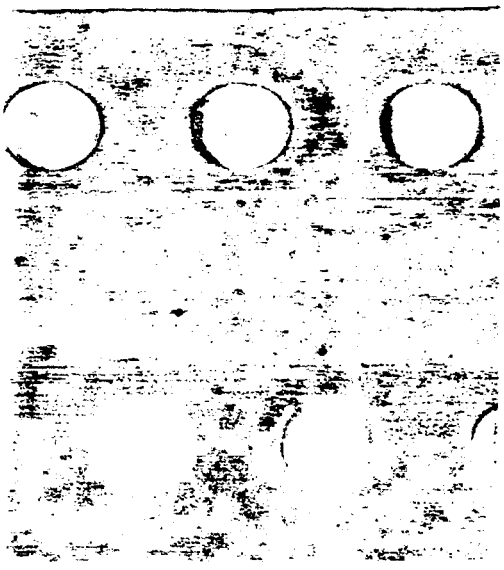
RECEIVED OF _____

FOR _____

BOOK 9452 PAGE 929

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 324000.00
CON TX 1198.80
PRFEE 1.00
WDEED 8.00
TOTAL 1207.80
CHECK 1207.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/01/74 01 10:58 0001 4173

86953
IDENTIF. & REFERENCE

SEP -1 AM 10:59
REGISTER
DAVIDSON COUNTY, TN.

No. 830552