THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

WARRANTY DEED

book 9542 PG 392

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James Donnell Dickens, et ux 2518 Greer Road Goodlettsville, TN 37072	Same as New Owner	Map 17-00 Parcel 014.00 Field Book 10D15750

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES P. DICKENS and wife, LORENE SMILEY DICKENS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JAMES DONNELL DICKENS and wife, JUDY M. DICKENS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Lying in the 10th Civil District of said County, and described as beginning at a point on the easterly margin of Ivy Point Road, a/k/a Greer Road, at the Southwest corner of the R.E. Jones property; thence eastwardly along Jones' southerly line, 420 feet to a point; thence southwardly parallel to the easterly margin of said Road, 157.5 feet to a point; thence westwardly 420 feet to the easterly margin of said Road; thence with the margin of the same, northwardly 157.5 feet to the beginning. Together with the right to use of water from a spring on the adjoining property of Charles Benton and wife, Nannie Benton, with the right also to lay a pipe line and install a pump in said spring.
>
> Being the same property conveyed to James P. Dickens, et ux, by deed from Jessie Mai Eaton, et. vir., of record in Book 2095, page 243, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is: 2518 Greer Road, Goodlettsville, Tennessee, 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as appears of record.

And WE, the GRANTORS, 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.

THIS DEED PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT A TITLE EXAMINATION.

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WITNESS our hands on this the 22nd day of December, 1994.

"GRANTORS" "GRANTEES"

James P. Dickens
JAMES P. DICKENS

James Donnell Dickens
JAMES DONNELL DICKENS

Lorene Smiley Dickens
LORENE SMILEY DICKENS

Judy M. Dickens
JUDY M. DICKENS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES P. DICKENS** and wife, **LORENE SMILEY DICKENS**, and **JAMES DONNELL DICKENS** and wife, **JUDY M. DICKENS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 22nd day of December, 1994.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC SUMNER COUNTY, LARGE

My Commission Expires: 5/17/97

1805 12/09 0101 03CHECK 226.56

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater, for this transfer is $58,800.00.

James Donnell Dickens
Affiant

Sworn to and subscribed before me, this the 22nd day of December, 1994.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC SUMNER COUNTY, LARGE

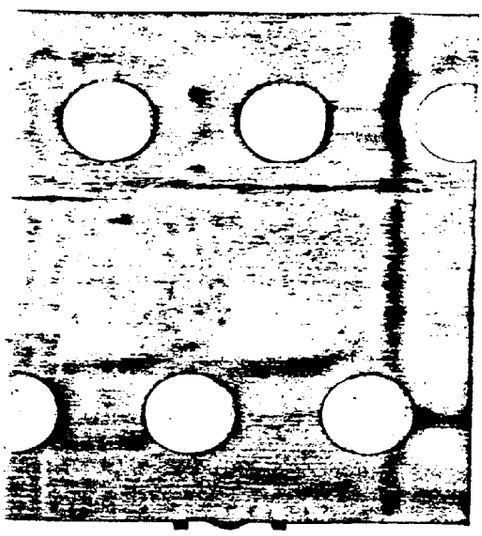
My Commission Expires: 5/17/97

'6092

IDENTIFICATION REFERENCE

94 DEC -9 PM 12:11





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

RECEIVED OF _____

FOR _____

BOOK 9542 PG 394

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	58800.00
CON TX	217.56
PRFEE	1.00
MDEED	8.00
TOTAL	226.56
CHECK	226.56

12/09/94 01 12:12 0001 1805

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16092
IDENTIFICATION REFERENCE

94 DEC -9 PM 12:11

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 861778