WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 19 95

Notary Public

MY COMMISSION EXPIRES: 11-20-96
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lawyer's Escrow Service, Inc., One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kathy Dickson (NAME)	Bank of America, FSB (NAME)	150-3234
3509 Gondola Drive (ADDRESS)	P.O. Box 26388 (ADDRESS)	02DX03610
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Richmond, VA 23260-6388 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Frank P. Roberson, Jr. and wife, Laura Jean Roberson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathy Dickson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 112A Chelsea of Priest Lake, Zone Lot Division of Lots 109 through 114, Section 2-A, of record in Book 6250, Page 423, and amended in Book 6900, Page 142, Register's Office for Davidson County, Tennnessee.

Said Lot No. 112A fronts 55.81 feet on the northerly margin of Gondola Drive and extends back 150.48 feet on the easterly line and 140.84 feet along the westerly line to a dead line in the rear measuring 26.32 feet thereon.

Being the same property conveyed to Frank Philip Roberson, Jr. and his wife, Laura Jean Roberson by deed from Philhall Corporation of record in Book 7112, Page 94, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

IT IS AGREED AND UNDERSTOOD that the above named Grantee assume and agree to pay the remaining unpaid balance on a Promissory Note secured by a deed of trust of record in Book 7112, Page 97, said Register's Office, payable according to the terms and conditions therein.

unimproved ( )
This is improved (X) property, known as 3509 Gondola Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 hand s this 27th day of January, 19 95

Frank P. Roberson, Jr.

Laura Jean Roberson

BOOK 9583 PG 93

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 Frank P. Roberson, Jr. and wife, Laura Jean Roberson

the bargainor s, 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 and official seal at Nashville, Tennessee, this 27th day of January, 19 95.

Commission expires 11-20-96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

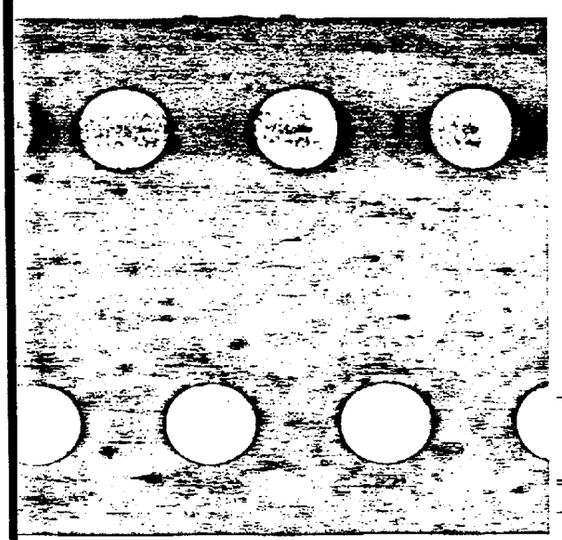
Notary Public

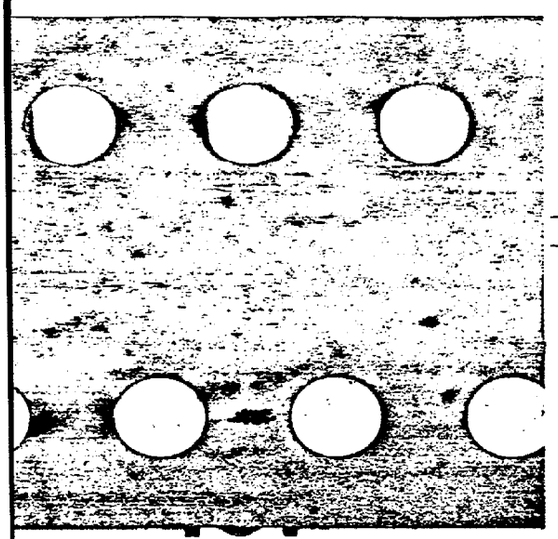
95 JAN 31 PM 3:38
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

29683

6888 01/31 0101 03CHECK 245.00





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

RECEIVED OF _____

FOR _____

BOOK 9583 PG 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	64000.00
CON TX	236.80
PRFEE	1.00
WDEED	8.00
TOTAL	245.80
CHECK	245.80

01/31/95 01 15:38 0001 6888

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29683
IDENTIF. & REFERENCE
95 JAN 31 PM 3:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 876656