BOOK 9653 PG 17

ADDRESS NEW OWNER'S AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Sherry H. Klein	Same	75-7-109
(NAME)	(NAME)	
4397 Baton Rouge Drive		
(STREET ADDRESS OR R.F.D. NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS

Ten Dollars cash and other good and valuable considerations paid by buyers, including their assumption and agreement to pay the remaining balance due on Promissory Note dated 10/20/89 and secured by a Deed of Trust of record in Book 7966, Page 565 and assigned in Book 8039, Page 935, Register's Office for Davidson County, Tennessee, We,

Michael Garland Dickens and wife, Bonnie Collins Dickens

have bargained and sold, and by these presents do transfer and convey unto the said Sherry H. Klein

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Highlands of Tulip Grove, Section 1, as of record in Book 4675, page 26, and as amended in Book 4800, page 910, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to grantors by deed of record in Book 8678, Page 629, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7966, Page 565 and assigned in Book 8039, Page 935, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantee.

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

51,31.5

95 APR 24 PM 12:36

REFERENCE

FEE

( ) unimproved ( )

This is improved (X) property, known as 4397 Baton Rouge Drive
(House Number) (Street)

Hermitage, TN 37076
(P.O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 13th day of April, 19 95.

Michael Garland Dickens

Bonnie Collins Dickens

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, D. Ronald Ingram, a Notary Public in and for said County and State, the within named Michael Garland Dickens and wife, Bonnie Collins Dickens

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 purposed therein contained.

Witness my hand and official seal at Davidson County, this 13th day of April, 19 95.

My commission expires 1/27/96 Notary Public D. Ronald Ingram

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19_____

Commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 108,375.00
This is equal to or greater than the property would bring at a fall and voluntary sale.

Sworn to and subscribed before me
this 13th day of April, 19 95.
My commission expires 1/27/96 Notary Public D. Ronald Ingram

This instrument was prepared by:

Amqui Title & Escrow, Inc., 405 Two Mile Pike, Goodlettsville, TN 37072

Name Address

WARRANTY DEED

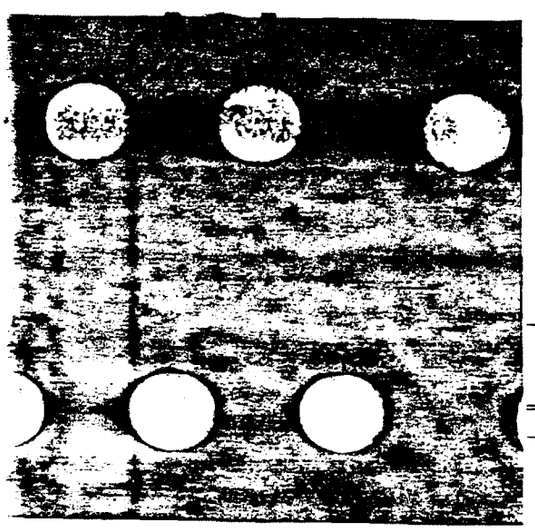
FROM

TO

INGRAM AND LOWE
ATTORNEYS AT LAW
COLONIAL SQUARE
405 TWO MILE PIKE
GOODLETTSVILLE, TENNESSEE 37072

95 04724 0101 03CHECK 409.00

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



RECEIVED OF _____

FOR _____

BOOK 9653 PG 19

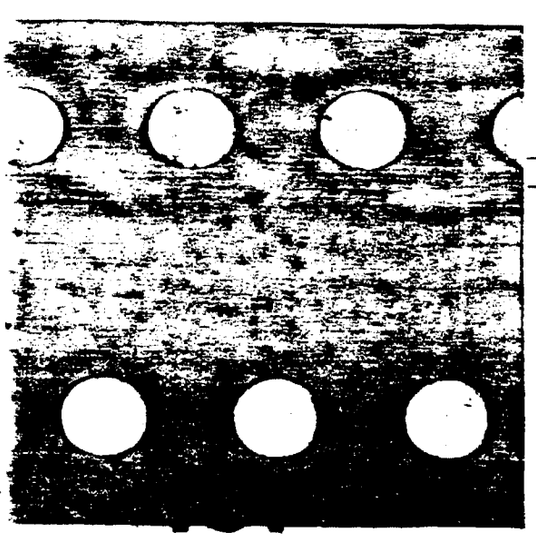
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 108375.00
CON TX 400.98
PRFEE 1.00
MDEED 8.00
TOTAL 409.98
CHECK 409.98

04/24/95 01 12:37 0001 3946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



54345
IDENTIFICATION REFERENCE

95 APR 24 PM 12:36

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

No. 903398