011260

This Instrument Prepared **Without Title Search From Information and Documents** Provided By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

95 JUN 22 AM 11:23

ADDRESS NEW OWNER:
Amy D. Sturm
4559 Baton Rouge Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Owner

MORTGAGEE:
Betty A. Judd Dickerson et vir
1860 Hidden Ridge Circle
Mt. Juliet, Tennessee 37122

MAP AND PARCEL:
Map 75-4
Group
Parcel 61

WARRANTY DEED

BOOK 9923 PG 841

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Betty A. Judd Dickerson**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Amy D. Sturm**, married, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 295 on the Plan of Tulip Grove, Section 5 as of record in Book 4175, page 71, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 295, being a corner lot, fronts 100 feet on the asterly (sic) side of Baton Rouge Drive, and 102 feet on the southerly side of Trenton Drive and 39.27 feet along the curving corner at the intersection of said street; and runs back between converging lines, 134.6 feet on the easterly side line and 131.12 feet on the southerly side line, to a point at the rear.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to James E. Judd and wife, Betty A. Judd by deed from Kenneth Edward Farler and wife, Judy F. Farler, as of record in Book 5503, page 517, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Betty A. Judd, a single person by deed dated September 12, 1989, from James E. Judd as of record in Book 8011, page 833, said Register's Office. William Thomas Dickerson, Jr. husband of Betty A. Judd Dickerson joins in this conveyance to convey any marital interest he may have in said property.

This is improved property known as 4559 Baton Rouge Drive, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by an instrument of record in Trust Deed Book 4367, page 936, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 4175, page 71, said Register's Office, including but not limited to a 40 foot minimum building setback line from Baton Rouge Drive; a 20 foot minimum building setback line from Trenton Drive; and a 2.5 foot X 25 foot utility anchor easement located on the southwest corner of said lot, and an easement for overhang across the westerly line of said lot.

Real property taxes for 1996 have been settled between the parties, and are the responsibility of Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Amy D. Sturm, married, her heirs and assigns, forever; and I, Betty A. Judd Dickerson, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 18th day of January, 1996.

Betty A. Judd Dickerson

Betty A. Judd Dickerson

William Thomas Dickerson, Jr.

William Thomas Dickerson, Jr.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Betty A. Judd Dickerson and husband, William Thomas Dickerson, Jr., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 18th day of January, 1996.

Patricia M. Swin
NOTARY PUBLIC

PATRICIA M. SWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 80,000.00.

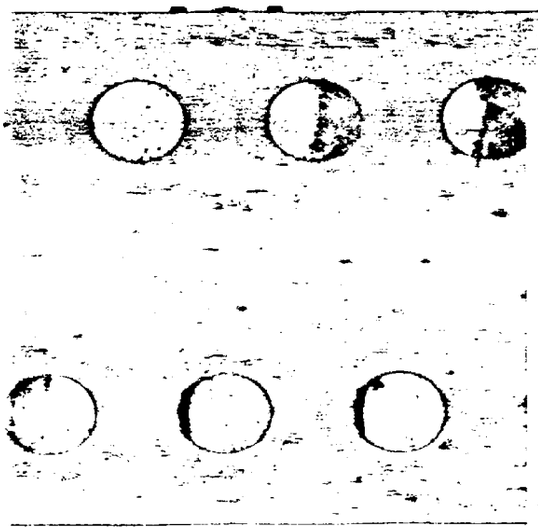
Amy Sturm
AFFIANT

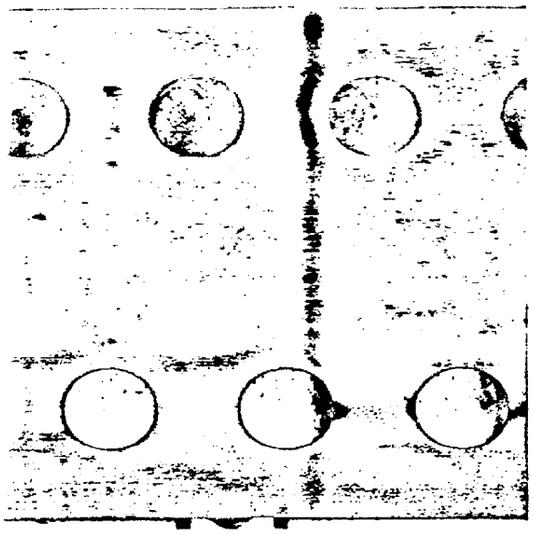
Subscribed and sworn to before me
this 18th day of January, 1996.

Patricia M. Swin
NOTARY PUBLIC
My Commission Expires: February 3, 1997

PATRICIA M. SWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

9923 PG 843 11:01 03CHECK 309.00





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

RECEIVED OF _____

FOR _____

BOOK 9923 PG 844

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

AMT 80000.00
DEN TX 296.00
PRFEE 1.00
MISCEL 12.00
TOTAL 309.00
CHECK 309.00

[illegible] 02 11:22 0001 9931

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

011.2860
REGISTER'S REFERENCE

96 JUL 22 AM 11:23
DAVIDSON COUNTY, TN.

No. 998217