Box 40-B

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

Book 9963 Pg 203

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,500.00

Ricky A Dickson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th DAY OF February, 19 96

NOTARY PUBLIC

My Commission expires: 11/27/98

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, Tennessee 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ricky Dickson, et ux (NAME)	Ricky Dickson, et ux (NAME)	Map 133-15
320 Verbena Drive (ADDRESS)	320 Verbena Drive (ADDRESS)	Par. 141
Nashville, Tennessee. 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee. 37211 (CITY) (STATE) (ZIP)	5DU-08932

Warranty Deed

For and in Consideration of the sum of $ 56,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ROBERT H. CHAUDOIN AND WIFE, MARY R. CHAUDOIN

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

RICKY A. DICKSON AND WIFE, JACQUELYN S. 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 the southerly 150 feet of Lot No. 48 of Highview Acres as of record in Plat Book 2331, page 52, Register's Office for Davidson County, Tennessee and now being known as Lot No. 1 of the Resubdivision of Lots 48 and 49 of Highview Acres as shown on the Plat of record in Plat Book 8250, page 526, said Register's Office, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert H. Chaudoin and Mary R. Chaudoin by deed from Jerry E. Neal and Linda F. Neal of record in Book 6438, page 419, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 320 Verbena Drive, Nashville, Tennessee. 37211
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 29th day of February, 19 96.

Robert H Chaudoin
ROBERT H. CHAUDOIN

Mary R. Chaudoin
MARY R. CHAUDOIN

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9963 PG 204

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert H. Chaudoin and Mary R. Chaudoin, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 29th day of February, 19 96.

My Commission expires:
11/27/99

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

Notary Public

96 MAR -1 AM 9:27
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0155341

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ___, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

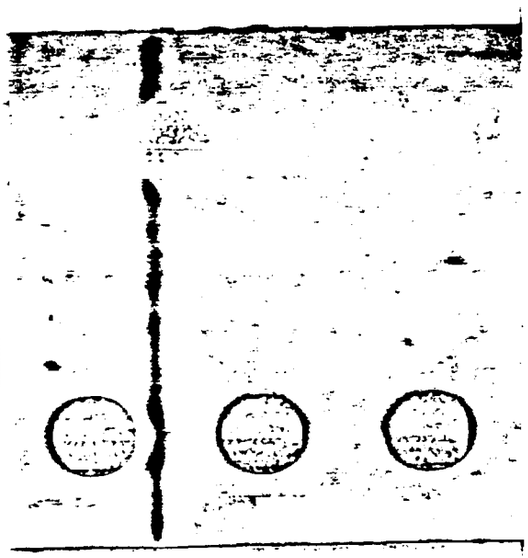
Witness my hand and official seal at office this ____ day of _____, 19___.

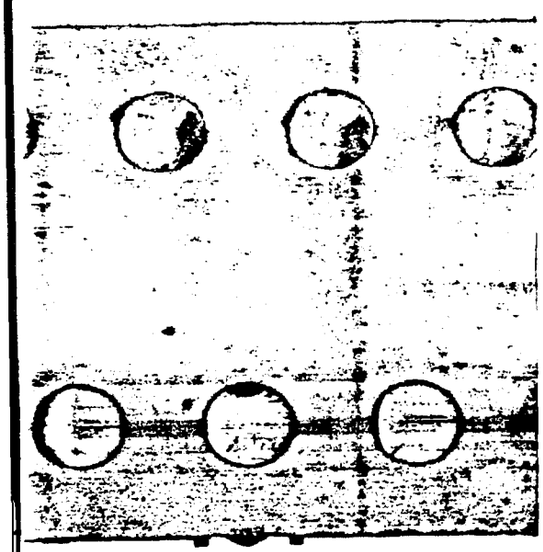
My Commission expires:

Notary Public

03/ 0101 #3CHECK

218.05





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

RECEIVED OF _____

FOR _____

BOOK 9963 PG 205

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 56500.00
CON TX 209.05
PRFEE 1.00
WDEED 8.00
TOTAL 218.05
CHECK 218.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 3296

015534

IDENTIF. ↑ REFERENCE

96 MAR -1 AM 9:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1011425