0167766

IDENTIF. ↑ REFERENCE

BOOK 10004 PG 667

96 APR -4 AM 9:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 85,000.00.

Cynthia M. Bickel
Affiant

Subscribed and Sworn to before me on this the 29 day of March, 1996.

Notary Public

My Commission Expires: 7-26-97

MAIL ENV.

THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
HARDEMAN & SCRUGGS
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

GENERAL WARRANTY DEED

Address New Owner(s)	Sent Tax Bills To	Map-Parcel Number(s)
Daniel L. Bickel and wife, Cynthia M. Bickel 1133 Woodvale Dr. Nashville, TN 37204	Same	Map 132-9 Parcel 132

For good and valuable consideration, receipt of which is hereby acknowledged, Isaac Lee Marsh, Jr. and wife, Ann Marsh and Stephen L. Marsh and wife, Kathy D. Marsh ("Grantors") has bargained and sold, and by these presents do transfer and convey unto Daniel L. Bickel and wife, Cynthia M. Bickel ("Grantee") certain real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 2 of the Resubdivision of Lot 12 in Oak Hill Subdivision #1, a Plan of which is of record in Book 4885, Page 121, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point on the westerly margin of the dedicated right-of-way for Soper Avenue as shown on said plan, said point being 163.16 feet north of a monument on the line of said right-of-way near the intersection of Soper Avenue and Battery Lane and being 5 feet west of the present apparent westerly margin of Soper Avenue; thence north 87 degrees 15′ 40" west 118.06 feet to a point; thence north 4 degrees 24′ 47" east 235.10 feet to a point; thence south 82 degrees 26′ 32" east 92.25 feet to a monument; thence around a curve to the right 37.62 feet to a monument in the westerly margin of the dedicated right-of-way for Soper Avenue; thence south 3 degrees 46′ 13" west 201.92 feet to the point of beginning.

Being the same property conveyed to Isaac Lee Marsh, Jr. and wife, Ann Marsh and Stephen L. Marsh and wife, Kathy D. Marsh by deed from E. Lucien Palmer and wife, Ida C. Palmer by deed of record in Book 5936, Page 681, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to (1) 1996 property taxes; (2) easement granted to Metro Government, of record in Book 4246, Page 201, said register's office.

This is improved property known as 4421-4423 Soper Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenants and binds itself, its heirs, representatives, successors and assigns to warrant and forever defend the title to the said real property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 29 day of March, 1996.

Isaac Lee Marsh, Jr.

Ann Marsh

Stephen L. Marsh

Kathy D. Marsh

5619 04/04 0101 03CHECK 327.50

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Isaac Lee Marsh, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 29th day of March, 1996.

Notary Public

My Commission Expires: 7-26-97

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ann Marsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 29th day of March, 1996.

Notary Public

My Commission Expires: 7-26-97

STATE OF TENNESSEE
COUNTY OF Gibson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Stephen L. Marsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, at office in Milan, Gibson County, Tennessee, this 18 day of March, 1996.

Barbara Bunch
Notary Public

My Commission Expires: 3-16-98

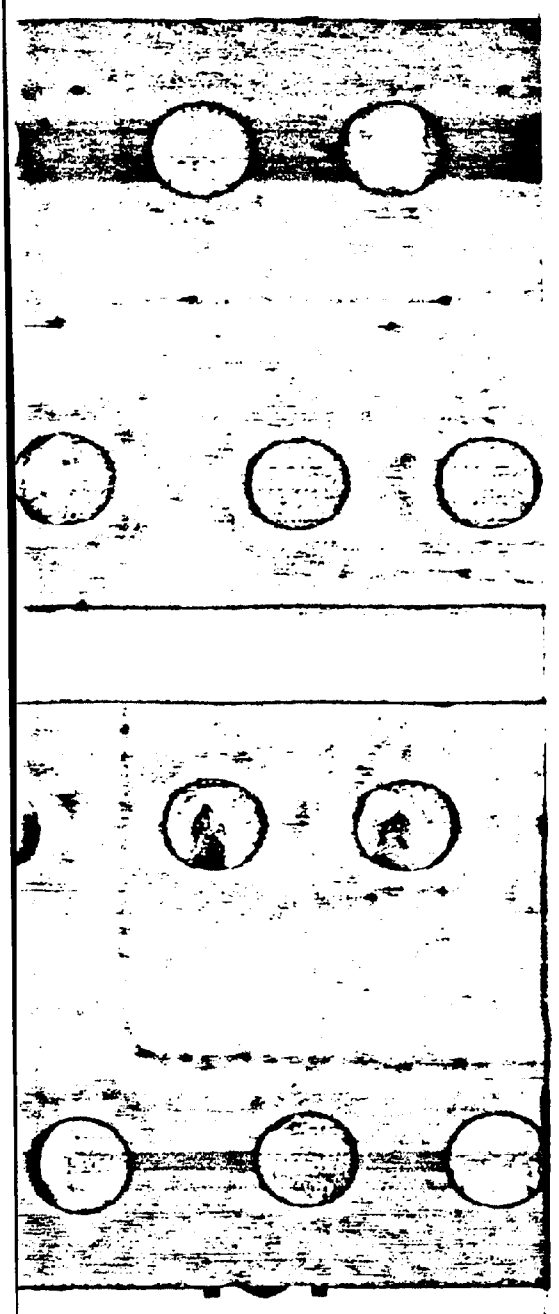
STATE OF TENNESSEE
COUNTY OF Gibson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kathy D. Marsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, at office in Milan, Gibson County, Tennessee, this 18 day of March, 1996.

Barbara Bunch
Notary Public

My Commission Expires: 3-16-98



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

RECEIVED OF _____

FOR _____

RBook 10004 PG 670

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	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	12.00
TOTAL	327.50
CHECK	327.50

04/04/96 01 09:59 0001 6619

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 APR -4 AM 9:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0167766
IDENTIF. ↑ REFERENCE

No. 1024611