BOOK 10149 PG 915

FILE BOX 45 7087-M

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,900.00

Kenneth A. Dickerson Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 19 96.

Mark A. Ellmore, Jr.
Notary Public
MY COMMISSION EXPIRES: 1/20/99

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS: Richard E. Sizemore	SEND TAX BILLS TO: First Republic Mortgage Corporation	
(NAME) 412 Calumet Court	(NAME) 6012 Wilmington Pike	150-14-A 8co
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRES) Dayton, Ohio 45459	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, Kenneth A. Dickerson, Jr. and wife, Susan J. Dickerson

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard E. Sizemore, unmarried

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. 3 on the Plan of the Final Plat of Calumet, Phase One, of record in Plat Book 6900, page 673, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Kenneth A. Dickerson by deed from James L. Yantos and wife, Pamela J. Yantos, filed of record in Book 8075, page 209, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Susan J. Dickerson, spouse of Kenneth A. Dickerson, joins in this conveyance to convey all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

This is improved property known as 412 Calumet Court, Antioch, TN 37013

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 their hand s this 2nd day of August, 19 96.

Kenneth A. Dickerson Jr.
Kenneth A. Dickerson, Jr.

Susan J Dickerson
Susan J. Dickerson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Kenneth A. Dickerson, Jr. and wife, Susan J. Dickerson 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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 2nd day of August, 19 96.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

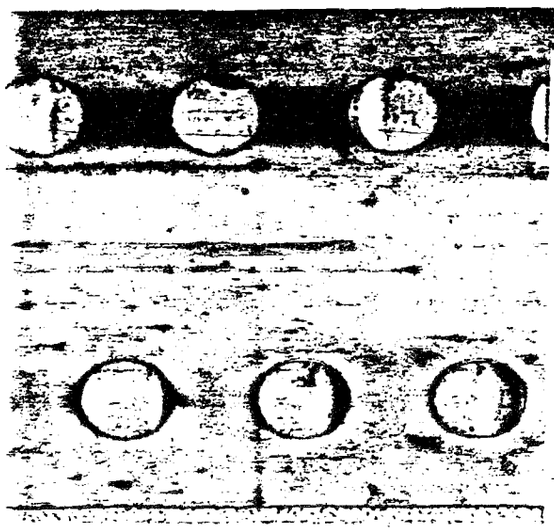
BOOK 10149 PG 916

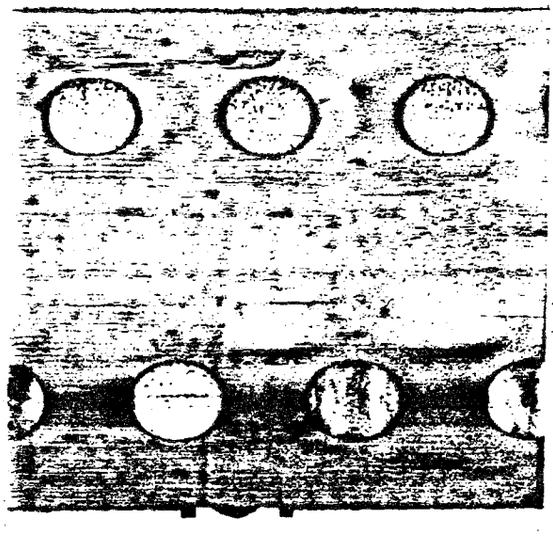
0212339
IDENTIFICATION REFERENCE

95 AUG -7 PM 3:04

REGISTER
DAVIDSON COUNTY, TN.

4625 08/07 2:01 33CHECK 415.63





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

RECEIVED OF _____

FOR _____

BOOK 10149 PG 917

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	
				109900.00
			CON TX	406.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	415.63
			CHECK	415.63
08/07/96	01		15:10 0001	4626

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02123333
IDENTIF. & REFERENCE

96 AUG -7 PM 3:04
REGISTER
DAVIDSON COUNTY, TN.

No. 1017233