THIS INSTRUMENT PREPARED BY:
Booker & Associates, P.C.
315 Deaderick Street, Suite 1280
Nashville, TN 37238-1280

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Verleon Grant	**SAME**	**92-6-196**
825 Hillview Heights		
Nashville, TN 37208		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $33,800.00.

May Frances Ward
Affiant

Subscribed to and sworn before me this 1st day of October, 1996

Shirley D. Cay
Notary Public

My Commission Expires: 5/28/2000

NOTARY PUBLIC AT LARGE

FOR AND IN CONSIDERATION of the sum of Thirty-three Thousand, Eight Hundred Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MAY FRANCES WARD (unmarried), JAMES G. DICKERSON (unmarried), BEN DICKERSON (married), and ANN L. DICKERSON (married) have this day bargained and sold, and do hereby transfer and convey unto the said VERLEON GRANT, unmarried, the Grantee herein, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 2 on an unrecorded Map showing the survey of Lots Nos. 1 and 2 on the Plan of Carrick's Subdivision of Block "L" of the Heffernan Property, not of record, and described according to a copy of a survey made by Lewis D. Justice, April 13, 1945, as follows:

Said lot fronts 31.4 feet on the easterly side of 28th Avenue North and runs back between parallel lines, parallel to and 51 feet north of Herman Street, 87 feet to the west line of Lot No. 3 of said Carrick's Plan.

Included but specifically excluded from said property is that property conveyed to State of Tennessee by deed of record in Book 4181, Page 534, Register's Office for said County, as follows:

Beginning at a point in the easterly margin of 28th Avenue, said point being the common corner between Lots 2 and 3 on the unrecorded map showing the survey

INITIAL

of Lots Nos. 1 and 2 of the Plan of Carrick's Subdivision of Block "L" of the Heffernan Property, not of record in described according to copy of a survey made by Lewis D. Justice, April 13, 1945; thence with the common line between said Lots 2 and 3, N 78 deg. 19' 04" E 9.98 feet to a point; then S 10 deg. 31' 42" E 14.41 feet to a point; thence S 79 deg. 28' 18" W 10.20 feet to a point in the easterly margin of 28th Avenue; thence with the easterly margin of 28th Avenue and the westerly boundary of said Lot 2, N 9 deg. 39' 16" W 14.21 feet to the point of beginning, containing 144 square feet, more or less.

Being the same property conveyed to Nora Dickerson by deed from Cassie Mai Cooper, a widow, et al. of record in Book 8509, Page 340, RODC. The said Nora Dickerson having since died.

This is improved property known as 906 28th Avenue North, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belong, to the Grantee, his heirs and assigns forever. I covenant with the said Grantee that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 1ST ~~th~~ day of ~~September~~ October, 1996.

May Frances Ward

James G. Dickerson

Ben Dickerson

Ann L. Dickerson

VERIFICATION OF MAY FRANCES WARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 1st ~~th~~ day of ~~September,~~ October 1996.

Notary Public

My Commission Expires: 5/28/2000

INITIAL

VERIFICATION OF JAMES G. DICKERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 1st th day of ~~September~~ October, 1996.

Notary Public

My Commission Expires: 5/28/2000

VERIFICATION OF BEN AND ANN L. DICKERSON

STATE OF MICHIGAN
COUNTY OF WAYNE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben Dickerson and Ann L. Dickerson, the within named 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 Detroit, Wayne County, Michigan, this 30 th day of September, 1996.

Notary Public

My Commission Expires: 7/1/99

PHYLLIS BRANTLEY
NOTARY PUBLIC - WAYNE COUNTY, MI
ACTING IN Wayne CO., MI
MY COMMISSION EXPIRES 07/01/99

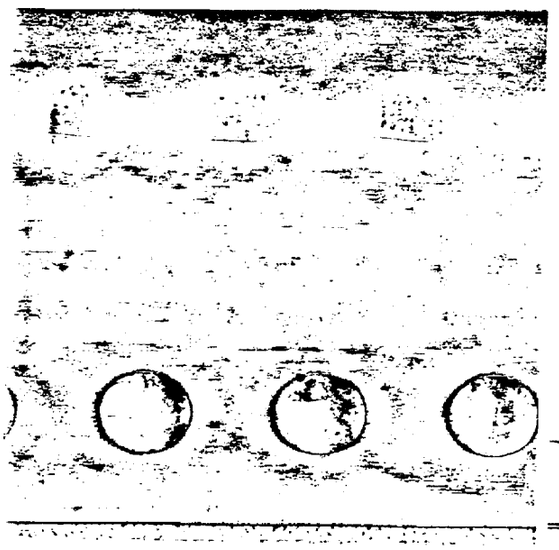
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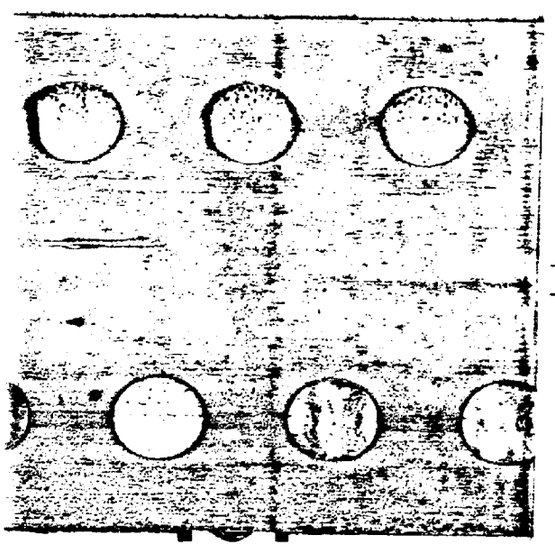
96 OCT -4 PM 3:15
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

02233202
IDENTIFICATION REFERENCE

5915 10/04 0101 03CHECK 138.00

INITIAL





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

RECEIVED OF _____

FOR _____

BOOK 10216 PG 735

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
				CAPT 33800.00
				CON TX 125.06
				PRFEE 1.00
				WDEED 12.00
				TOTAL 138.06
				CHECK 138.06
10/04/96	01			15:19 0001 6915

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0233202
IDENTIF. & REFERENCE

96 OCT -4 PM 3:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1073988

No. [redacted]