0280450

IDENTIFICATION REFERENCE

This instrument prepared by:
THOMAS N. JONES, Attorney
339 Main Street
Franklin, TN 37064

97 MAR 10 AM 11:05

DAVIDSON COUNTY TN

NEW OWNER:
Ronald & Brenda Plunkett
906 Steeplechase Drive
Brentwood, TN 37027

SEND TAX BILL TO:
Same

MAP & PARCEL:
092-13-0-119.00

BOOK 10374 PG 318

WARRANTY DEED

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, BEN DICKERSON, JAMES DICKERSON, and MAY FRANCES WARD, the sole heirs of Nora Dickerson and Clarence Dickerson**, Grantors, have bargained and sold and by these presents does transfer and convey unto **RONALD B. PLUNKETT and wife, BRENDA F. PLUNKETT**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 5 and the east 25 feet on Lot No. 6 on Block 14 on the Map of Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, page 160, and 161, Register's Office of Davidson County, Tennessee.
>
> Said Lot and part of said Lot adjoin and front together 75 feet on the south side of Park Avenue and run back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Nora Dickerson from Edwin A. Groves by Clerk & Master of Davidson County, Tennessee by Delinquent Tax Sale, of record in Book 8474, page 721, Register's Office of Davidson County, Tennessee. Nora Dickerson having since died and the said property being vested in her heirs at law, Clarence Dickerson, James Dickerson, Ben Dickerson and May Frances Ward, Probate Court #94P 560. Further, the said Clarence Dickerson having since died, and his interest being vested in his heirs at law, James Dickerson, Ben Dickerson and May Frances Ward, with May Frances Ward be appointed as Administratrix of the Estate of Clarence Dickerson, Probate Court 96P-785.

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 GRANTOR does covenant with the said Grantees that they 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;

1. 1997 County property taxes are a lien, but not yet due and payable, with said taxes being prorated and Seller giving credit to Buyer.
2. All matters appearing on the Plan of record in Book 57, pages 160 and 161, RODC, TN.
3. Any and all visible easements on and across said property.
4. Subject to notes on Plan of record.
5. Subject to any and all building and zoning regulations of City, County and State.

AND GRANTORS DO FURTHER covenant and bind themselves, their successors 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.

This property is known as 3811 Park Ave., Nashville, TN.

WITNESS OUR HANDS this 5th day of March, 1997, in Franklin, TN.

JAMES DICKERSON

MAY FRANCES WARD

FRANCES WARD as the Administratrix
of the Estate of Clarence Johnson

WITNESS MY HAND this 25th day of February, 1997 in Detroit, MI.

BEN DICKERSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **JAMES DICKERSON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he executed the same as his free act and deed.

Witness my hand and seal this 5th day of March, 1997.

NOTARY PUBLIC

My Commission Expires: 1-30-2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **MAY FRANCES WARD, individually and as the Administratrix of the Estate of Clarence Johnson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed.

Witness my hand and seal this 5th day of March, 1997.

NOTARY PUBLIC

My Commission Expires: 1-30-2001

STATE OF MICHIGAN
COUNTY OF Wayne

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **BEN DICKERSON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he executed the same as his free act and deed.

Witness my hand and seal this 25th day of February, 1997.

NOTARY PUBLIC

My Commission Expires: [illegible]

5733.9700/tj/ch

BOOK 10374 PG 320

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Ronald B. Plunkett
AFFIANT Brenda J. Plunkett

Sworn to and subscribed before me this 5th day of March, 1997.

Connie S. Herzog
NOTARY PUBLIC

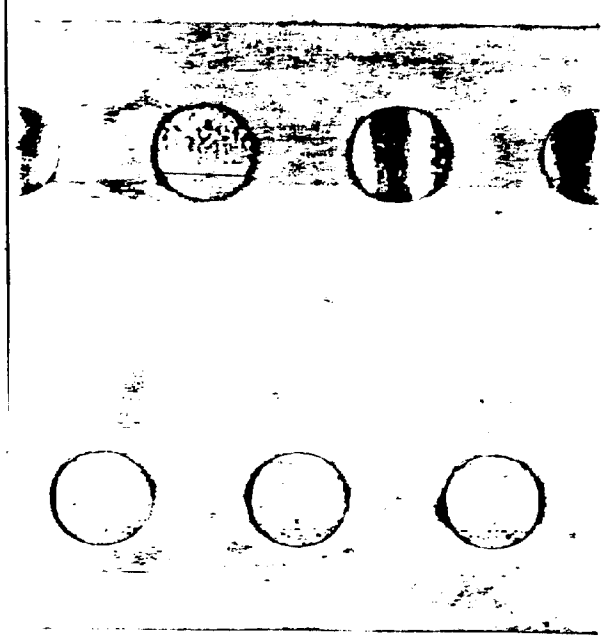
My commission expires: 1-30-2001

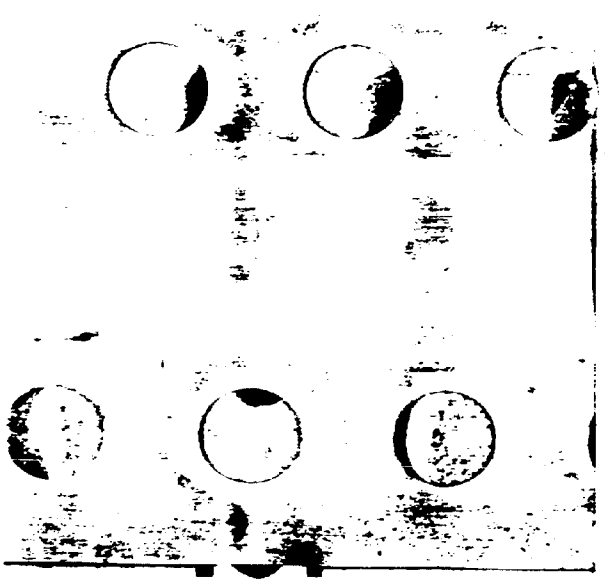


4378 03/10 0101 03CHECK 179.

3

5733.9700/tj/ch





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10374 PG 321

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	45000.00
			CON TX	166.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	179.50
			CHECK	179.50

03/10/97 01 11:08 0001 4378

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0280450

IDENTIFICATION REFERENCE

97 MAR 10 AM 11:08

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 1124749