14-B

Prepared By:
NEAL & HARWELL, PLC
2000 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 27319
(615) 244-1713

BOOK 10433 PG 481

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
O'Neal J. Dickens P.O. Box 622 Goodlettsville, TN 37072	SAME	Map 18 Parcel 91

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Herlene Long Dickens, the decedent's Last Will and Testament having been duly admitted to probate in Davidson County, Tennessee, and recorded in Will Book 207, Page 114, and File No. 96P-1105, Probate Court Clerk's office for Davidson County, Tennessee, Neal J. Dickens, Executor of the Estate of Herlene Long Dickens (being the same person known as O'Neal J. Dickens) hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto O'Neal J. Dickens, individually, the GRANTEE herein, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

This is improved property on Brick Church Pike, Goodlettsville, Tennessee 37072.

This is the same legal description as that used in the last deed prior to this transfer.

GRANTOR covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, that he has good right to convey it and the same is unencumbered except for those matters which might be

determined by an examination of title in the Register's Office for Davidson County, Tennessee. BOOK 10433 PG 482

GRANTOR, for himself and his successors, hereby covenants and agrees to and with GRANTEE, his successors and assigns, that GRANTOR will warrant and defend said land and premises against the lawful claims of all persons claiming through the GRANTOR as Executor of the Estate of Herlene Long Dickens, but not further or otherwise.

Whenever 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 my hand this 28TH day of April, 1997.

NEAL J. DICKENS, Executor of the
Estate of Herlene Long Dickens

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Neal J. Dickens, Executor of the Estate of Herlene Long Dickens, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, in his capacity as Executor of the Estate of Herlene Long Dickens.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 28TH day of April, 1997.

NOTARY PUBLIC JAMES DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires Jan 27-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is zero ($0), as this instrument is executed to implement a testamentary device.

Neal J. Dickens

Sworn to and subscribed before me this 25th day of April, 1997.

Notary Public

My Commission Expires
Jan 27-2001

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EXHIBIT "A"

Being land in the 10th Civil District described as follows:

Being a part of Tract 1 as described in Book 6408, Page 556, Register's Office for Davidson County, Tennessee. Beginning at a point 353.0 feet from the original beginning point of Tract 1, on the westerly margin of Brick Church Pike, thence along the margin of said pike North 42 degrees and 00 minutes west for a distance of 75.00 feet to a point, thence North 56 degrees west for a distance of 50.00 feet to a point, thence North 69 degrees and 30 minutes west for a distance of 100.00 feet to a point, thence North 79 degrees and 50 minutes west for a distance of 100.00 feet to a point, in the center of Lumdens Branch of Manskers Creek a corner to a 0.3 acre tract recorded in Book 5374, page 142 in the Register's Office of Davidson County, Tennessee. Thence leaving said Brick Church Pike South 31 degrees and 30 minutes west for a distance of 168.3 ft. to a point, thence South 47 degrees and 30 minutes west for a distance of 359.0 feet to a point, thence South 42 degrees and 30 minutes west for a distance of 203.00 feet to a point in the westerly line of this tract. Thence South 60 degrees and 50 minutes east for a distance of 140.00 feet to a point. Thence North 55 degrees and 55 minutes east for a distance of 800.00 feet to the point of beginning, and containing 5.6 acres.

Being part of the same property conveyed to Herlene L. Dickens by deed from Judith O. Dickens, of record in Book 5374, Page 141, said Register's Office. Being also the same property retained by Herlene L. Dickens in a warranty deed from Herlene L. Dickens to Judith O. Dickens, of record in Book 6408, Page 556, said Register's Office.

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IDENTIFICATION REFERENCE

97 APR 29 PM 3:33
FELIX A. NELSON III REGISTER
DAVIDSON COUNTY, TN.

SCS/Dickens.Her/Will/Ex-A.dgh