THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BOOK 10444 PG 695

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James P. Dickens, et ux 2522 Greer Road Goodlettsville, TN 37072	Same as New Owner	Map 17 Parcel p/o 48

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RUBY H. HARRIS, an unmarried woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto JAMES P. DICKENS and wife, LORENE S. DICKENS, hereinafter referred to as 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 a portion of property conveyed in Record Book 6134, page 711, and shown as a portion of parcel 048 on tax map 17, and being described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated March 31, 1997, as follows:

TRACT 1:
BEGINNING at an iron pin set in the southerly margin, 25 feet from the center line of Union Hill Road, the most northwest corner of this tract, and being a corner to H.E. Ray (Deed Book 2735, page 465); thence, with said road, North 71 deg. 14' 57" East for a distance of 311.87 feet to an iron pin set in the margin of said road; thence, leaving said road, South 12 deg. 54' 10" East for a distance of 673.00 feet to an iron pin set; thence, South 78 deg. 51' 27" East for a distance of 219.00 feet to an iron pin set in the line of George V. Logan (Deed Book 4533, page 555); thence, with said Logan for the next three calls as follows: South 09 deg. 12' 18" East for a distance of 501.60 feet to an iron pin set; thence, South 17 deg. 28' 48" East for a distance of 144.05 feet to an iron pin set; thence, South 10 deg. 06' 16" East for a distance of 117.49 feet to a 36" red oak tree, a corner to said Logan, and a corner to Leonard Leslie Graham (Deed Book 8157, page 119); thence, with said Graham for a ways and then the line of Jan Alison Lewis and Robert S. Bridges, Sr., South 34 deg. 54' 15" West for a distance of 592.77 feet to an iron pipe found, a corner to said Bridges, a corner to Gary B. Gupton , and Frank Davis Enterprises, Inc. (Deed Book 7956, page 223); thence, North 42 deg. 20' 45" West for a distance of 1049.88 feet to an iron pin set, corner to said Davis; thence, North 68 deg. 35' 45" West for a distance of 99.51 feet to an iron pin set, corner to said Davis and in the line of H.E. Ray (Deed Book 2735, page 465); thence, with said Ray for the next four calls as follows: North 33 deg. 44' 27" East for a distance of 142.35 feet to an iron pin set; thence, North 31 deg. 14' 27" East for a distance of 495.08 feet to an iron pin set; thence, North 00 deg. 09' 59" West for a distance of 245.02 feet to a large corner fence post; thence, North 00 deg. 09' 59" West for a distance of 233.47 feet to the beginning. Said property contains 25.62 acres, more or less.

TRACT 3
BEGINNING at an iron pin set in the margin, 25 feet from the center line of Union Hill Road, the most northeast corner of this tract, and being a corner to Charles G. Harris (Deed Book 6134, page 711); thence, leaving said road and with the line of said Harris, South 00 deg. 09' 59" East for a distance of 233.47 feet to a large corner post, in the line of said Harris; thence, North 02 deg. 01' 04" West for a distance of 231.08 feet to an iron pin set in the margin of said road; thence, with said road, North 71 deg. 14' 57"

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT AN EXAMINATION OF THE TITLE.

East for a distance of 7.88 feet to the beginning. Said property contains 0.02 acres, more or less.

BEING a part of the same property conveyed to Charles G. Harris and wife, Ruby H. Harris, by deed of record in Book 6134, page 711, Register's Office for Davidson County, Tennessee. The said Charles G. Harris is deceased and the property is now vested in his widow, Ruby H. Harris, in fee simple.

The said property is unimproved property located on Union Hill Road, Goodlettsville, Davidson County, TN 37072.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1997 taxes, which are a lien but not yet due and payable, and which will be prorated between the parties, and paid on or before February 15, 1998.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

By her signature hereto, RUBY H. HARRIS, represents and warrants that the Estate of Charles G. Harris was not probated or administered upon, but that all debts and obligations owing by Charles G. Harris, during his lifetime or by reason of his death, have been fully paid and satisfied.

WITNESS our hands on the day and date acknowledged below.

"GRANTOR"

RUBY H. HARRIS

"GRANTEES"

JAMES P. DICKENS

LORENE S. DICKENS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUBY H. HARRIS, and JAMES P. DICKENS and wife, LORENE S. DICKENS, 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, at office, this the 29th day of April, 1997.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Sept. 17, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

James C Dickens
Affiant

Sworn to and subscribed before me, this the 29th day of April, 1997.

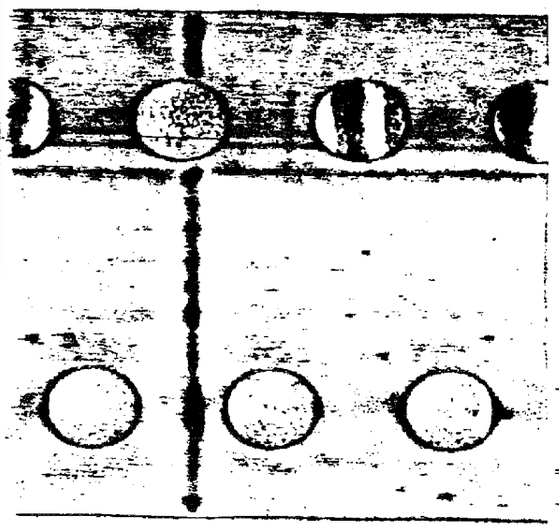
NOTARY PUBLIC

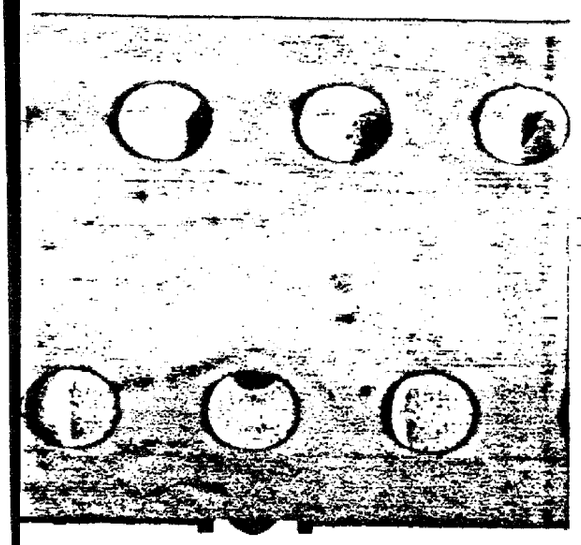
HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Sept. 17, 1997

0302089
IDENTIF. & REFERENCE

97 MAY -6 PM 2:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7899 05/06 0101 03CHECK 161.00





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

RECEIVED OF _____

FOR _____

BOOK 10444 PG 698

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	40000.00
			CON TX	148.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	161.00
			CHECK	161.00
05/06/97	01	14:31	0001	7899

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0302089
IDENTIF. ↑ REFERENCE

97 MAY -6 PM 2:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1147964