BOOK 10468 PG 368

WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Lincoln & Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

97 MAY 28 AM 9:02
FELIX A. JACKSON III REGISTER
DAVIDSON COUNTY, TN.

0309074
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Kenneth R. Wilson
Affiant

Sworn to and subscribed before me on this the 22nd day of May, 1997.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3-26-99

NOTARY PUBLIC AT LARGE

ADDRESS NEW OWNER:
KENNETH R. WILSON and wife,
DEBORAH F. WILSON
1766 Union Hill Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same as New Owner

Map/Parcel: 17/16.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, **NEAL E. DICKENS and wife, BARBARA D. DICKENS,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **KENNETH R. WILSON and wife, DEBORAH F. WILSON,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. II: A tract of land in the 10th, formerly the 22nd Civil District of Davidson County, State of Tennessee, according to a survey made by Joe Henry, Surveyor, as follows:

BEGINNING at a point in center of Greer Road opposite center line of Union Hill Road; thence North 75½ deg. East 92 feet to an iron pin; thence south 69 deg. East 166 feet to an iron pin; thence South 37 deg. West 52 feet to an iron pin; thence South 45 deg. East 91 feet to an iron pin; thence South 62 deg. West 169 feet to a point in the center of Union Hill Road; thence running with center of Union Hill Road approximately 244 feet to point of beginning.

Being the same property conveyed to Neal E. Dickens and wife, Barbara D. Dickens, by deed from Carney White and wife, Debbie White, of record in Book 7202, page 475, Register's Office for Davidson County, Tennessee.

This is improved property known as 1766 Union Hill Road, Goodlettsville, Tennessee, 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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, except as follows:

1) 1997 Davidson County taxes have been prorated and will be paid by the Grantees when due.

And GRANTORS 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.

WITNESS our hands this the 22nd day of May, 1997.

Neal E. Dickens
NEAL E. DICKENS

Barbara D. Dickens
BARBARA D. DICKENS

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, NEAL DICKENS and wife, BARBARA D. DICKENS, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 22nd day of May, 1997.

Charles P. Adams
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

My Commission Expires: March 27, 1999

5665 05/28 0101 03CHECK 157.00

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

RECEIVED OF _____

FOR _____

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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	8.00
TOTAL	157.00
CHECK	157.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
05/28/97 01 09:03 0001 5665

0309074
IDENTIF. & REFERENCE

97 MAY 28 AM 9:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1