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.
Rosalyn L. Grant	**SAME**	**Map 92-6**
2314 Lindell Avenue		**Parcel 556 and 557**
Nashville, TN 37204		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Roxalyn Grant
Affiant

Subscribed to and sworn before me this 30th day of October, 1997.

Notary Public

My Commission Expires: 3/24/2001

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars cash, in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MAY FRANCES WARD and JAMES G. DICKERSON , both unmarried, along with BEN DICKERSON and wife, ANN L. DICKERSON, hereinafter called "GRANTOR", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said ROSALYN L. GRANT, unmarried, hereinafter called "GRANTEE", her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I

Land in Davidson County, Tennessee, being Lot No. 22 on the Map of J. W. Turner's Subdivision of Lot 21, Boyd McNairy Plan of Lots, as of record in Book 57, page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 50 feet on the west side of 27th Avenue, North, formerly Lena Street or Avenue, and runs back between parallel lines 184 feet to an alley.

Being the same property conveyed to Clarence Dickerson by deed from Lewis Cecil Blakely and Earline Blakely Lewis of record in Book 8697, page 27, Register's Office for Davidson County, Tennessee.

The said Clarence Dickerson having since died, leaving May Frances Ward, James Dickerson and Ben Dickerson as his heirs at law as established by an Affidavit of Heirship in Book 10464, page 864, Register's Office for Davidson County, Tennessee.

INITIAL

The above legal description is the same as used on the prior Deed.

This is improved property known as 723 27th Avenue North, Nashville, Davidson County, Tennessee 37208.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 24 on the Map of J. W. Turner's subdivision of Lot No. 21, Boyd McNairy Plan of record in Book 57, page 129, Register's Office for said County,

Said Lot No. 24 fronts 50 feet on the westerly side of Lena Avenue, now 27th Avenue North, and runs back between parallel lines 184 feet to an alley.

Being the same property conveyed to Clarence Dickerson by deed from James W. Mitchell of record in Book 9256, page 203, Register's Office for Davidson County, Tennessee.

The said Clarence Dickerson having since died, leaving May Frances Ward, James Dickerson and Ben Dickerson as his heirs at law as established by an Affidavit of Heirship of record in Book 10464, page 864, Register's Office for Davidson County, Tennessee.

This is improved property known as 725 27th Avenue North, Nashville, Davidson County, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belong, to the Grantee, her successors, 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, her 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.

Executed effective the 29th day of July, 1997.

May Frances Ward
May Frances Ward

James G. Dickerson
James G. Dickerson

Ben Dickerson
Ben Dickerson

Ann L. 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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 5th day of November, 1997.

Shirley J. Cox
Notary Public

My Commission Expires: 5/28/2000

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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 5th day of November, 1997.

Shirley J. Cox
Notary Public

My Commission Expires: 5/28/2000

VERIFICATION OF BEN 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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Detroit, ~~Davidson~~ Wayne County, ~~Tennessee~~ Michigan, this 24 day of October, 1997.

Flordell Richards
Notary Public

My Commission Expires: 11-11-2001

FLORDELL RICHARDSON
NOTARY PUBLIC - WAYNE COUNTY, MI
ACTING IN Wayne CO., MI
MY COMMISSION EXP. 11/11/2001

INITIAL

038711 0101 03CHECK 165.00

VERIFICATION OF ANN L. DICKERSON BOOK 10679 PG 644

STATE OF Michigan
COUNTY OF Wayne

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

Witness my hand and official seal at ~~Nashville~~ Detroit, ~~Davidson~~ Wayne County, ~~Tennessee~~ Michigan, this 24 day of October, 1997.

FLORDELL RICHARDSON NOTARY PUBLIC WAYNE COUNTY, MI

Notary Public

My Commission Expires: 11-11-2001

FLORDELL RICHARDSON
NOTARY PUBLIC - WAYNE COUNTY, MI
ACTING IN CO., MI
MY COMMISSION EXP. 11/11/2001

PICK-UP

97 NOV 10 PM 4:07

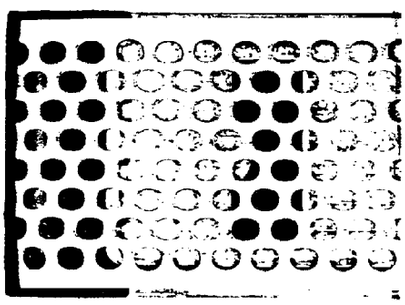
FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

0368659

IDENTIFICATION/REFERENCE

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____ BOOK 10679 PG 645

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 16.00
TOTAL 165.00
CHECK 165.00

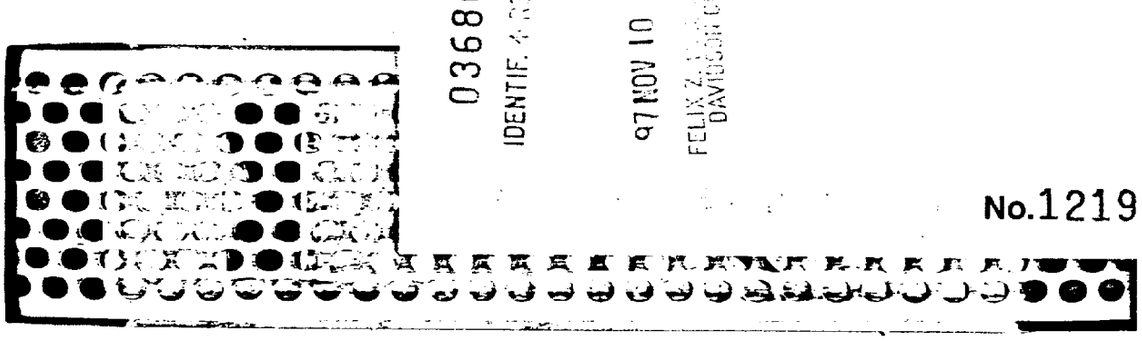
11/10/97 01 16:15 0001 0387

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0368659
IDENTIF. & REFERENCE

97 NOV 10 PM 4:07

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



No.1219570