054860

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

FILE IN
BOX #33B
MAP & PARCEL
133-14-A-32

99 JAN 28 AM 11:58

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11314 PAGE 978

STATE OF Tenn.)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $32,500.00.

Affiant

Subscribed and sworn to before me this the 21st day of January, 1999.

Notary Public

My Commission Expires: 3/24/01

8207 01/28 0101 03CHECK 135.2

ADDRESS NEW OWNER(S) AS FOLLOWS: MORTGAGEE:	SEND TAX BILLS TO:
Edward T. Kindall and Roderick Brown (Name)	SAME (Name)
c/o Edward T. Kindall, Esq. (Street Address)	SAME (Street Address)
227 2nd Avenue North	
Nashville, Tennessee 37201	

W A R R A N T Y D E E D

For and in consideration of the sum of Thirty-Two Thousand, Five Hundred and 00/100 ($32,500.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cason A. Dickinson, unmarried**, hereinafter referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Edward T. Kindall and Roderick Brown, as tenants in common**, hereinafter collectively referred to as the "Grantees," their successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, the following real property:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is improved property known as:

Unit B-13, Oakcrest Condominiums
420 Elysian Fields Road
Nashville, TN 37211.

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; taxes for the current year which have been prorated and assumed by the Grantees herein; and all other matters appearing of record including, without limitation, any matters disclosed in the title insurance commitment or policy provided by Lawyers Title Company of even date herewith, the exceptions to which are included herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land as **tenants in common**, together with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns forever; and Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his successors and/or assigns to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto on this 21st day of January, 1999.

Grantor(s):

Cason A. Dickinson

STATE OF Tenn.)
COUNTY OF Davidson)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Cason A. Dickinson**, with whom I am personally acquainted, and who, being first duly sworn, executed the foregoing instrument, in my presence, for the purpose therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 21st day of January, 1999.

Bobbie Carney
Notary Public

My Commission Expires: 3/20/2002

BOBBIE CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I:Wd.Dic

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Unit No. B13, on the plan of Oakcrest Condominiums, according to the Master Deed of record in Book 5884, page 960, in the Register's Office of Davidson County, Tennessee, and more particulary described in Plat Book 5200, page 413, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a portion of the property conveyed to Cason A. Dickinson, by Deed of Record in Book 8094, page 758, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11314 PAGE 981

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	32500.00
CON TX	120.25
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	135.25
CHECK	135.25

01/28/99 01 11:57 0001 8207

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IDENTIF. & REFERENCE

99 JAN 28 AM 11:58

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417598