WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37821)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

James R Dickson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF May 19 99

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 5/26/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Dickison	Cendant Mortgage Corporation	165-14-59
(NAME)	(NAME)	
4713 Greystone Street	6000 Arium Way	2D 78092
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Mt. Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ellen L. Denney, (unmarried)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Dickison and wife, Lynette Dickison and Virgil E. Dickison and wife, Nelle F. Dickison

HEREINAFTER CALLED 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 Lot No. 42, on the Plan of Peppertree, Section 1, as of record in Book 6900, Pages 973-974, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ellen L. Denney, (unmarried) by deed from Built Mor[illegible], Inc. of record in Book 8082, Page 284, Register's Office for Davidson [illegible], Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

99 MAY 17 AM 10:39
RECORDED
DAVIDSON COUNTY, TN

0587544

MAP-PARCEL REFERENCE

[illegible] 355.11

unimproved ( )
This is improved (X) property known as 4713 Greystone Street, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we 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 unless otherwise herein set out, and we 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. Wherever 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 11th day of May, 19 99

Ellen L Denney by Judy Killets, atty

Ellen L. Denney
by Judy Killets as atty. in fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named [redacted]

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of May 19 99.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

State of Tennessee
County of DAVIDSON

On this the 11TH day of MAY, 1999, before me personally appeared JUDY KILLETS to me known to be the person who executed the foregoing instrument in behalf of ELLEN L. DENNEY as HER Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said ELLEN L. DENNEY.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 11TH day of MAY, 1999.

My Commission Expires:
5/26/02

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

_____
Notary Public

RECORDERS MEMO
[illegible] OF WRITING, TYPING OR
[illegible]NG IN THIS DOCUMENT
[illegible]FACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11480 PG. 628

0587544

REGISTER'S REFERENCE

99 MAY 17 AM 10:36

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	55000.00
CON TX	344.11
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	355.11
CHECK	355.11

05/17/99 01 10:40 0001 8646

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461274