THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16780
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $129,250.00

Affiant

Subscribed and sworn to before me, this 23rd day of September, 1999.

Notary Public

My Commission Expires: 9/23/2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
ERIC L. BARDIN	TUCKER FEDERAL BANK	103-8-B
512 Sloan Road	P.O. BOX 211788	512.00 CO
Nashville, Tennessee 37209	Augusta, GA 30917-1788	25W12146

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MICHAEL L. DICKENS, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ERIC L. BARDIN, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 512 Sloan Road, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of September, 1999.

MICHAEL L. DICKENS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MICHAEL L. DICKENS, UNMARRIED, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 1999.

My Commission Expires: 9/23/2000

Notary Public

WARDEED

99 SEP 28 AM 11:23
BILL BARRETT REGISTER
DAVIDSON COUNTY
RECEIPT # 93CR01 9/28 $129,250.00
IDENTIF. & REFERENCE
489.23

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 512, together with the appurtenant interest in the common elements of Parklane Condominiums, Phase II, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7400, page 130, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Michael L. Dickens by deed from Charlene H. Krog of record in Book 9389, page 903, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7400, page 130; (3) By-Laws of record in Book 7376, page 580; and (4) Charter of record in Book 7710, page 305, Book 7895, page 173, said Register's Office.

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

0640249

DOCUMENT # REFERENCE

99 SEP 28 AM 10:23

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

BOOK 11678 PAGE 135

CAMT	129250.00
CON TX	478.23
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	489.23
CHECK	489.23

09/28/99 01 10:26 0001 3150

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521066