Instr:200002030011336 Page: 1 OF 2
REC'D FOR REC 02/03/2000 11:22:30AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $573.50

WARRANTY DEED

DICKERSON-H00010

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF February, 2000.

Notary Public

MY COMMISSION EXPIRES: 10/9/2002

(AFFIX SEAL)

GEORGE R. WOODS, SR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donnie L. Dickerson and wife Elaine M. Dickerson	and Christopher Sean Dickerson,unmarried	132-01-0-140.00
(NAME)	(NAME)	
4024 Outer Drive	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ANCEL E. SMITH UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DONNIE L. DICKERSON AND WIFE ELAINE M. DICKERSON AND CHRISTOPHER SEAN DICKERSON,UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 27 on the Plan of Rolling Meadows, as of record in Book 1434, pages 98 and 99, Register's Office for said County.

Said Lot No. 27 fronts 100 feet on the easterly side of Outer Drive, and runs back between parallel lines, 210 feet to a dead line.

BEING the same property conveyed to Ancel E. Smith and wife, Frances Hurt Smith, by Deed from Willis R. Jones and wife, Evelyn Bell Jones, dated 1-2-74 and filed for record on 1-4-74 in Deed Book 4778, Page 203, Register's Office for said County, Tennessee. Frances Hurt Smith having since died November 18, 1998.

unimproved ( )
This is improved (X) property, known as 4024 Outer Drive, Nashville, Tennessee 37204
(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 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, 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/our hand(s) this 1st day of February, 2000.

Ancel E. Smith

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, George R. Woodson, a Notary Public in and for said County and State, the within named Arnold E. Smith unmarried , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of February, 2000.

My Commission Expires 10/9/2002

NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN.

George R. Woodson
Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 1st day of February, 2000.

My Commission Expires _____

_____
Notary Public

AFTER RECORDING PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075