THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 118,900.00

Debra B. Vicknair
Affiant

Subscribed and sworn to before me, this 31st day of March, 2000

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DEBRA B. VICKNAIR 2116 Portland Avenue Nashville, Tennessee 37212	REGIONS MORTGAGE, INC. 605 S. Perry Street Montgomery, Alabama 36104	MAP 104-11-E PARCEL 9

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTEEN THOUSAND NINE HUNDRED AND NO/100---------- ($ 118,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , CHRISTOPHER SEAN DICKERSON, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto DEBRA B. VICKNAIR, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a part of the Plan of Portland Place Condominiums as of record in Book 6557, page 269, Register's Office for Davidson County, Tennessee, being Unit No. 91 on said plan described by the Master Deed Establishing Horizontal Property Regime with respect to Portland Place Condominiums of record in Book 6557, page 261, Register's Office for Davidson County, Tennessee, all to which reference is mde for a more complete description of said unit.

BEING the same property conveyed to Christopher Sean Dickerson, unmarried, by Quitclaim Deed from Don L. Dickerson and wife, Elaine M. Dickerson and C. Sean Dickerson of record in Book 10773, page 108, Register's Office for Davidson County, Tennessee.

Instr:200004060034600 Page: 1 OF 2
REC'D FOR REC 04/06/2000 8:46:52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $439.93

This is improved property known as 2116 Portland Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Portland Place Condominiums of record in Book 6557 , page 261 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself , his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 31st day of March, 2000.

Christopher Sean Dickerson

CHRISTOPHER SEAN DICKERSON

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 CHRISTOPHER SEAN DICKERSON, UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2000.

Mitchell A Watts

My Commission Expires: September 29, 2001 Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____ Notary Public