Instr:200004060034969 Page: 1 OF 2
REC'D FOR REC 04/06/2000 3:25:44PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $629.00

WARRANTY DEED

DICKERSON-H00056

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2000.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires MAR. 25, 2001

~~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
Sean C. Dickerson	First Horizon Home Loan Corp.	132-01-0-140.00
(NAME)	(NAME)	
4024 Outer Drive	181 East Main St., Ste. 6	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	Hendersonville, TN 37075	
(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, DONNIE L. DICKERSON AND WIFE, ELAINE M. DICKERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SEAN C. DICKERSON, 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 th Plan of Rolling Meadows, as of record in Book 1434, Pages 98 and 99, Register's Office for said County.

Being the same property conveyed to Donnie L. Dickerson and wife, Elaine M. Dickerson and Christopher Sean Dickerson, unmarried, by Deed from Ancel E. Smith, unmarried, executed February 1, 2000 and filed for record February 3, 2000 in instrument # 200002030011336, and further conveyed to Donnie L. Dickerson and wife, Elaine M. Dickerson by Quitclaim Deed from Sean C. Dickerson in instrument # 200003290031361, Register's Office for Davidson County, Tennessee.

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 30th day of March, 2000.

Donnie L. Dickerson

Elaine M. Dickerson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Melissa D. Rogers, a Notary Public in and for said County and State, the within named Donnie L. Dickerson and wife, Elaine M. Dickerson, 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 30th day of March, 2000.

My Commission Expires:

Melissa D. Rogers
Notary Public

MELISSA D. ROGERS
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE
My Commission Expires MAR. 25, 2001

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 30th day of March, 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