WARRANTY DEED

Instr:200005050045725 Page: 1 OF 2
REC'D FOR REC 05/05/2000 2:41:18PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $248.27

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
3rd DAY OF May

Notary Public

MY COMMISSION EXPIRES: March 23, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alvin R. Dawkins (NAME)	CTX Mortgage Company (NAME)	MAP 71-16
914 Crockett Street (ADDRESS)	801 94th Avenue North (ADDRESS)	PARCEL 133
Nashville, TN 37207 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33702 (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, Billy G. Dial and wife, Barbara C. Dial

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alvin R. Dawkins

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. 25 on the Plan of Essex Place, not of record, as described in deed of record in Book 5364, Page 339, Register's Office for Davidson County, Tennessee, and further described according to a survey by John Kohl and Co., dated November 30, 1983, as follows: Said Lot No. 25 fronts 50 feet on the southerly side of Crockett Street and runs back between parallel lines 150 feet to a line in the rear measuring 50 feet thereon, said line in rear being an alley.

Being the same property conveyed to Billy G. Dial and wife, Barbara C. Dial by Special Warranty Deed from Federal National Mortgage Association dated April 26, 1999; recorded May 4, 1999 at 1:23 PM in Book 11461, Page 566, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 914 Crockett Street, Nashville, TN 37207
(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 hand this 3rd day of May 20 00

Billy G. Dial

Billy G. Dial

Barbara C. Dial by Billy G. Dial

Attorney-in-Fact

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 Billy G. Dial

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 at Nashville, Tennessee, this 3rd day of May 2000

Commission expires March 23, 2002

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 3rd day of May, 2000, before me personally appeared Billy G. Dial to me known to be the person who executed the foregoing instrument on behalf of Barbara C. Dial and acknowledged that he executed the same as the free act and deed of the said Barbara C. Dial.

My Commission expires:

3-23-02

NOtary Public