PICK-UP

Instr:200006060056094 Page: 1 OF 3
REC'D FOR REC 06/06/2000 10:24:47AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $602.73

This Instrument Was Prepared By:
WILLIAMSON COUNTY ESCROW AND TITLE, INC.
304 Public Square, Franklin, Tennessee 37064
(615) 794-8780

New Owners:

BETTY R. DICKERSON
5200 ANCHORAGE DRIVE
NASHVILLE, TN 37220

Mortgagee:

CHASE MANHATTAN MORTGAGE CORPORATION
155 Franklin Road, Suite 350
Brentwood, TN 37027

Map 146-15, Parcel 159.00

Send Tax Bills To:

same as owner

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WE, ARTHUR J. MCDADE, JR., A ONE-THIRD UNDIVIDED INTEREST, AND ELEANOR L. MCDADE, A TWO-THIRDS UNDIVIDED INTEREST, AS TENANTS IN COMMON, Grantors, have bargained and sold and by these presents do transfer and convey unto BETTY R. DICKERSON, Grantee, her and assigns, the property described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the plan of Haileywood Estates, Section 2, as of record in Book 2331, page 81, Register's office of said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Arthur J. McDade, Jr, a one-third undivided interest, and Arthur J. McDade, Sr. and wife, Eleanor L. McDade, a two-thirds undivided interest, by Warranty Deed of William Theodore Chapman and wife, Patricia McDade Chapman, of record in Book 10677, page 973, Register's Office of Davidson County, Tennessee. Arthur J. McDade, Sr., is deceased and his interest in said property vested in Eleanor L. McDade, by operation of law as the surviving tenant by the entirety.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantee that we are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

(1) 2000 county taxes constitute a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument with Grantors paying their prorata part thereof to Grantee, who will be responsible for the payment of said taxes when they become due and payable.

(2) Matters appearing on the Plan of Haileywood Estates, Section 2, of record in Book 2331, page 81, Register's Office for Davidson County, Tennessee.

(3) Mortgage Loan Inspection performed by John Kohl & Company, P.C., dated November 6, 1997, shows (1) the northwest corner of the residence encroaches over the minimum setback line approximately nine (9) feet; (2) the neighbor's concrete drive encroaches over the boundary line along the south boundary; (3) the concrete driveway to the residence encroaches upon the 10' public utility easement along the southerly boundary line; and (4) the existing rock wall encroaches over the southeast boundary.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

LILA W. MCDADE, spouse of Arthur J. McDade, Jr., hereby joins in the provisions of this instrument for the purpose of transferring and quitclaiming unto the Grantee, her heirs and assigns, any and all right, title and interest she might have in said property by reason of her marital status, or otherwise.

WITNESS our hands on this 5th, day of June, 2000.

ARTHUR J. MCDADE

BY: Patricia McDade Chapman
PATRICIA MCDADE CHAPMAN
ATTORNEY-IN-FACT
Instrument No 200006060036013 RODC, TN.

LILA W. MCDADE

BY: Patricia McDade Chapman
PATRICIA MCDADE CHAPMAN
ATTORNEY-IN-FACT
Instrument No 200006060056093 RODC, TN.

Eleanor L. McDade
ELEANOR L. MCDADE

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said State and County, ELEANOR L. MCDADE, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of June, 2000.

Lisa C. Hagenbuch
NOTARY PUBLIC

My Commission Expires: 9-23-2003

LISA C. HAGENBUCH NOTARY PUBLIC AT LARGE TENN. MAURY

STATE OF Tennessee

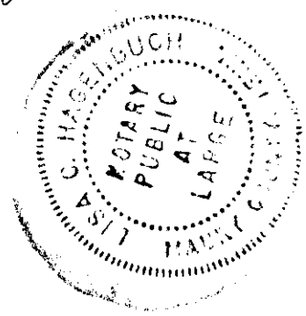
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared PATRICIA MCDADE CHAPMAN, Attorney-In-Fact for ARTHUR J. MCDADE, JR. AND WIFE, LILA W. MCDADE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Arthur J. McDade, Jr. and wife, Lila W. McDade, and who acknowledged that she executed the same as the free act and deed of Arthur J. McDade, Jr., and wife, Lila W. McDade.

Witness my hand and seal, at office , this 5th, day of June, 2000.

Lisa C. Hagenbuch
NOTARY PUBLIC

My Commission Expires: 9-23-2003

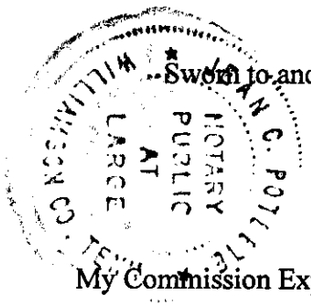


STATE OF Tennessee)
)
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $162,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Betty R Dickerson
AFFIANT

Sworn to and subscribed before me this 5th day of June, 2000.



Jean C Poletto
NOTARY PUBLIC

My Commission Expires: 7/31/2001

00-0096