Instr:200006120058316 Page: 1 OF 2
REC'D FOR REC 06/12/2000 10:01:44AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $322.83

ORT#: SV 3103151

PICK-UP

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,250.00

Melody J. Spitznas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES: 10-25-2003
(AFFIX SEAL)

615.385.2804 THIS INSTRUMENT WAS PREPARED BY TN Supct 003122
Marbut Glenn Gaston,Jr.,Lawyer,2211 Crestmoor Rd.,Nashville,TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
Melody J. Spitznas etvir (NAME)	Firstar Bank, N.A. (NAME)	61-8-176
1211 Kenwood Dr. (STREET ADDRESS OR ROUTE NUMBER)	4801 Frederica Street (STREET ADDRESS)	15DZ-24055
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Owensboro, KY 42304-0005 (CITY) (STATE) (ZIP)	

FOR AND IN 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~~ James Cooper Dickerson, Sr., Estate, by James Cooper Dickerson, Jr., Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melody J. Spitznas and husband Jack B. Spitznas

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, and being **Lot No. 23** on the plan of **Jackson Park, Sec. No. 2**, as of record at **Plat Book 843, page 21**, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to James C. Dickerson, Sr., and wife Reba T. Dickerson by deed dated March 9, 1973, as of record at Book 4687, page 698 said Register's Office. The said Reba T. Dickerson (being one and the same person as Reva Thomas Dickerson) having since died 01-05-84 [see TN Death Certificate #8400143]. The said James C. Dickerson, Sr. (being one and the same as James Cooper Dickerson, Sr.) having since died 03-01-2000 [see TN Death Certificate #0001174], and pursuant to his Will [see Will Book 234, page 75 and #00P-439, in the Davidson County Probate Clerk's Office], the Executor, James Cooper Dickerson, Jr., has authority to sell real property.

This conveyance is subject to current year's property taxes and which have been prorated this date and the grantees assume in full (subject to any required re-proration is proration based used is significantly different that current year's property taxes, and to:

1. 2000 property taxes are a lien against the property as of 01-01-00 but are not due and payable until 10-01-00. 1999 property taxes in the amount of $995.34, and back taxes, are PAID IN FULL, as listed to Map-Parcel: 61-8-176; Field Book Number: 15DZ-24055; at the street address of 1211 Kenwood Dr., Nashville, TN 37216.

2. Sewer Easement to Metro Nashville & Davidson County as of record at Book 4199, page 624, said Register's Office.

3. Setback lines, easements, notes, and/or other limitations as shown on said plan of record at Plat Book 843, page 21, said Register's Office.

~~unimproved~~ ( )
This is improved (X) property, known as 1211 Kenwood Dr., Nashville, TN 37216
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 9TH day of JUNE, 2000 ~~XXXXXXX~~

The Estate of
James Cooper Dickerson, Sr., deceased
(a/k/a James C. Dickerson, Sr.)

By: James Cooper Dickerson, Jr.
James Cooper Dickerson, Jr., Executor
(a/k/a James C. Dickerson, Jr.)

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James Cooper Dickerson, Jr.

_____, personally acquainted (or proved to me in 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 office this 9TH day of JUNE, 2000 ~~XXXXXXX~~

My Commission expires:
10-25-2003

_____
Notary Public

GLENN GASTON, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

~~CORPORATE OR PARTNERSHIP~~ **ACKNOWLEDGMENT:** For Executor

STATE OF TENNESSEE }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared James Cooper Dickerson, Jr., with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the , Executor of James Cooper Dickerson, Sr., Estate, the within named bargainor, ~~a corporation (or partnership)~~, and that he as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation (or partnership)~~ by him self as such ~~officer (or partner)~~. Executor

Witness my hand and official seal at office this 9TH day of JUNE, 2000

(*) an Estate

My Commission expires:
10-25-2003

_____
Notary Public

GLENN GASTON, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE