WARRANTY DEED



Instr:200007100067895 Page: 1 OF 2
REC'D FOR REC 07/10/2000 9:25:07AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $246.05

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,500.00

John L. Dillon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN L. DILLON (NAME)	AMSOUTH BANK (NAME)	MAP 119-14
246 Timmons Street (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	PARCEL 061.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (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, DAVID CLYDE DILLON AND WIFE, GEARLDINE DILLON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN L. DILLON, AN UNMARRIED MAN

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, which was referred to in prior instruments as Lot No. 10 of Block D on the Map of Woodbine Courts, Section No. 2, not of record, described according to a survey made by Southern Land & Associates, Inc., dated March 10, 1977, Job No. 77293, as follows:

Beginning at a point in the northerly margin of Timmons Street, formerly East Timmons Avenue, said point being located westward 321.7 feet along the northerly margin of Timmons Street from the southwesterly terminous of the turn out connecting the northerly margin of Timmons Street and the westerly margin of Dobbs Avenue; thence along the northerly margin of Timmons Street westward 75 feet to a point; thence along a line which is perpendicular to Timmons Street northward by 156.5 feet to a point; thence along a line which is parallel to Timmons Street eastward by 75 feet to a point; thence southwardly 156.5 feet to the point of beginning.

BEING the same property conveyed to David Clyde Dillon and wife, Gearldine Dillon by Deed from Ruth S. Murray, Unmarried, of record in Book 5144, Page 460, Register's Office for Davidson County, Tennessee.

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 246 Timmons Street, Nashville, TN 37211
(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 our hand s this 7th day of July, 2000

David Clyde Dillon

DAVID CLYDE DILLON

Gearldine Dillon

GEARLDINE DILLON

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 DAVID CLYDE DILLON AND WIFE, GEARLDINE DILLON

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 7th day of July, 2000.

Commission expires May 27, 2001

JOHN T. COLLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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, a _____, 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 _____, 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 _____.

My commission expires _____

_____
Notary Public

CONINUATION OF LEGAL DESCRIPTION

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.