Prepared by and after Recording Return To:
Title Enterprises, LLC.
214 Centerview Drive, Suite 225
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/28/01 16:59 3pgs
Fees:15.00 Taxes:247.53
20010628-0068786

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles W. Dickens and wife, Patty Coates Dickson** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Charles Lewis, a single man** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utitities or other governmental regulations applicable to the foregoing property.

The taxes for the current year have been prorated and are assumed by the grantee(s).

Witness my hand this 26th day of June, 2001.

Charles W. Dickens

Charles W. Dickens

Patty Coates Dickens

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Charles W. Dickens and wife, Patty Coates Dickson,** 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 foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 26th day of June, 2001.

Cheryl M Traverse
Notary Public

My Commission Expires: 12-20-03

CHERYL M. TRAVERSE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $66,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of June, 2001.

Notary Public

My Commission Expires: 12-20-03

CHERYL M. TRAVERSE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

MAP AND PARCEL NUMBERS: Map 71-04-113.00

ADDRESS NEW OWNER:
2617 Flamingo Drive
Nashville, TN 37207

SEND TAX BILLS TO:
ABN AMRO Mortgage Group, Inc.
P.O. Box 57068
Irvine, CA 92619-7068

2-010503

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Being Lot No. 367 on the Final Plan of Joywood Heights, Section II-A, as of record in Plat Book 1424, page 20, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles W. Dickens and wife, Patty Coates Dickens from Oliver H. Dale and wife, Claudine M. Dale by Installment Deed dated March 10, 1961 and recorded March 13, 1961 in Book 3184, page 536, Register's Office for said County.

This conveyance is subject to all matters of record on plat in Plat Book 1424, page 20, Register's Office for said County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

CWD

(2-010503/3)