Davidson County DEEDWARR
Recvd: 11/15/01 13:57 2pgs
Fees:13.00 Taxes:320.05
20011115-0125576

This instrument prepared by:
Robert L. Perry, Jr., Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Bobbie C. Dickerson and
Brenda K. Biggs

TO: Billie J. Frost
116 Cheshire Court
Goodlettsville, TN 37072

MAP: 26-6

PARCEL: 63

SEND TAX BILLS TO: ~~SAME~~ Countrywide Home Loans
2021 N. Gallatin Road, Suite 292, Madison, TN 37115

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Bobby C. Dickerson and Brenda K. Biggs*, Grantors herein; have bargained and sold and by these presents do convey unto Billie J. Frost, Grantee herein, her heirs and assigns, the following described property:

*heirs at law of Johnnie Vergie Dickerson, deceased

LAND in Davidson County, Tennessee, being Lot No. 34 on the Plan of Windsor Green, Phase I, Section II, of record in Book 6250, page 45, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

AND BEING the same property conveyed to Johnnie Vergie Dickerson by deed from Randall Phillips Builders, Inc., of record at Book 6694, page 383, Register's Office for Davidson County, Tennessee. Johnnie Vergie Dickerson, a widow, died in July of 2001, intestate, leaving her two children, Bobby C. Dickerson and Brenda K. Biggs, as her sole surviving heirs in law.

This conveyance is subject to the restrictions and conditions regarding property ownership in Windsor Green, Phase I, Section II, as delineated in the deed of record at Book 6694, page 383, said Register's office.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her heirs and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this the 9th day of November, 2001.

Bobby C. Dickerson
By Earl L. Mayo
BOBBY C. DICKERSON
by Earl L. Mayo, Attorney in Fact
under Power of Attorney of record
at Instrument No. 20011115-0125575
R.O.D.C.TN.

Brenda K. Biggs
By Earl L. Mayo
BRENDA K. BIGGS
by Earl L. Mayo, Attorney in fact
under Power of Attorney of record
at Instrument No. 20011115-0125574
R.O.D.C.TN.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Earl L. Mayo, to me known to be person who executed the foregoing instrument in behalf of Bobby C. Dickerson and Brenda K. Biggs, and who acknowledged that he executed the same as the free act and deed of the said Bobby C. Dickerson and Brenda K. Biggs.

Witness my hand and seal at office this 9th day of November, 2001.

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Expires Nov. 21, 2004

NOTARY PUBLIC

My Commission Expires: 11/21/04

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $86,500.00.

Grantee

SWORN to and subscribed before me

this the 9th day of November, 2001.

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Expires Nov. 21, 2004

NOTARY PUBLIC

My commission expires: 11/21/04