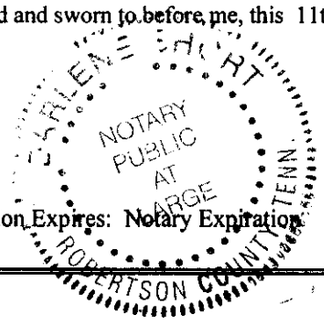
State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $54,900.00

Subscribed and sworn to before me, this 11th day of April, 2002,



Affiant

Notary Public

Commission Expires: Notary Expiration 12-10-2003

Davidson County DEEDWARR
Recvd: 04/15/02 09:54 3pgs
Fees:17.00 Taxes:203.13

20020415-0046102

Warranty Deed

Prepared by

First National Financial
Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville TN 37214

File No. N10671

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Dianne L. Brown **109 Barry Drive** **Madison, TN 37115** MAP & PARCEL NO. **051-12-0-014.00**	**1st Trust Bank for Savings** **6525 Quail Hollow, Suite 300** **Memphis, TN 38120**

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,

Betty Lou Spowart and James F. Dickson Jr., both unmarried,

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto

Dianne L. Brown, married

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Davidson** County, State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No 21 on the Map of Section I, Morning Heights, a of record in Book 1130, page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 75 feet on the northerly side of Barry Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Betty Lou Spowart and James F. Dickerson, Jr. by Quitclaim Deed from Dixie A. Dickerson, recorded 6/6/1988, record in Book 7563, page 800, see also Book 3793, page 838, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: **109 Barry Drive, Madison, TN 37115**.

To have and to hold the said tract or parcel of land, with the appurtenance, 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 my hand this **April 11, 2002** .

Witness my hand this **April 11, 2002** .

Betty Lou Spowart
Betty Lou Spowart, Grantor

James F Dickson Jr by Virginia S Dickson attorney in fact
James F. Dickson Jr., Grantor , BY: [redacted]

Virginia S. Dickson, Attorney In Fact

State of Tennessee
County of Davidson

On this 11th day of April, 2002, before me personally appeared **Betty Lou Spowart**, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal.

My Commission Expires: Notary Expiration 12-10-2003

Darlene Strut
Notary Public

DARLENE STRUT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Virginia S. Dickson

On this the 11th day of April, 2002, before me personally appeared [redacted], to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **James F. Dickson Jr.**, as his attorney-in-fact and acknowledged that he executed the same as the free act and deed of said **James F. Dickson ,Jr.**.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 11th day of April, and 2002.

Darlene Strut
NOTARY PUBLIC
My Commission Expires: 12-10-2003

Warranty Deed

F:\tw\apps...\WD2

PREPARED BY:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Goodlettsville, Tennessee 37072

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, **JAMES F. DICKSON, JR.**, by these presents do hereby make, constitute and appoint **VIRGINIA S. DICKSON**, as my true and lawful attorney-in-fact, with full and complete power to do any and all things and to perform any and all acts for me, and in my name, place, and stead, including but not limited to the execution of any instruments of conveyance, encumbrance, promissory notes, or any other papers connected with the sale of certain property hereinafter described, including the execution and signing of all closing instruments with respect to said property, the same as I would be empowered to perform myself, certain real property in Davidson County, Tennessee, being Lot No. 21 on the Map of Section I, Morningside Heights, of record in Book ~~XXXX~~ 7563, page ~~XXX~~ 800, Register's Office for Davidson County, Tennessee, and being located at 109 Barry Drive, Madison, TN 37115.

It is my intent to make the within named **VIRGINIA S. DICKSON** my full and complete Attorney-in-Fact for the above-mentioned purposes, and for no other purpose whatsoever.

IN WITNESS WHEREOF, I have hereunto set my hand at MADISON, TENNESSEE, this 30th day of July, 2001.

JAMES F. DICKSON, JR.

Social Security # [redacted] 039

STEVEN M. MITTRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TN
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JAMES F. DICKSON, JR.** , known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes contained therein.

WITNESS my hand and official seal this 30th day of July, 2001.

Steven M. Mittrell
Notary Public

Commission Expires: 7-27-2002