PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

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W & I Ref: (GJ) Title No: 43466

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Christopher S. Dickerson<br>Christy A. Dickerson<br>5841 Fredricksburg Drive<br>Nashville,, Tennessee 37215 | Merrill Lynch Credit Corporation<br>P.O. Box 5954<br>Springfield, Ohio 45501-5954 |

**TAX MAP-PARCEL NUMBERS:** 145-06-037

Davidson County DEEDWARR
Recvd: 07/10/02 10:47 2pgs
Fees:13.00 Taxes:1295.00



20020710-0082950

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$350,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned William O. Caldwell and spouse, Virginia L. Caldwell, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher S. Dickerson and spouse, Christy A. Dickerson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Tyne Valley Estates, Section 4 of record in Book 3600, page 10, Register's Office for said County

Said Lot no. 13 fronts 190.7 feet on the broken southerly margin of Fredricksburg Drive and extends back 516.0 feet on the easterly line and 504.0 feet on the westerly line to a dead line in the rear, measuring 145.5 feet thereon.

Being the same property conveyed to William O. Caldwell and wife, Virginia L. Caldwell by deed from Timothy Lee Campbell and wife, Marilyn J. Campbell of record in Doc. No. 20001201-0118058, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600 Page 10, said Register's Office, which Plan shows a minimum building setback line to be established by the City of Forest Hills and a 10 foot easement for public utility purposes along the rear, easterly and westerly side line(s).

**This is improved property, known as: 5841 Fredricksburg Drive, Nashville, Tennessee 37215**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 28th day of June, 2002 .

William O. Caldwell

Virginia L. Caldwell

**State of** TENNESSEE
**County of** WILLIAMSON

On this 28th day of June, 2002 , before me the undersigned authority, personally appeared **William O. Caldwell Virginia L. Caldwell** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

**State of** TENNESSEE My Commission Expires JULY 26, 2003
**County of** WILLIAMSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $350,000.00

Affiant

Sworn and subscribed before me this 28th day of June, 2002

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003