PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(SK) Title No: 43600
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/08/02 14:32 2pgs
Fees:13.00 Taxes:555.00

20020808-0095816

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Marjorie P. Beard 116 31st Avenue North Unit 106 Nashville, Tennessee 37203	Columbia National Mortgage 7142 Columbia Gateway Drive Columbia, MD 21046

TAX MAP-PARCEL NUMBERS: 104-02-S-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$150,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bobby W. Dickerson and spouse, Jerri C. Dickerson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marjorie P. Beard** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 106 together with parking space No. 13 of Hedrick Place Condominiums, a horizontal property regime pursuant to the Tennessee horizontal Property Act, as shown on the Exhibit "E" to the Master Deed of Record in Instrument No. 200002030011406 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium

BEING the same property conveyed to Bobby W. Dickerson and spouse, Jerri C. Dickerson by deed from Robyn Lea La Fortune, unmarried of record in Instrument no. 20020206-0016520, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate shown on the Exhibit "E" to the Master Deed of Record in Instrument No. 200002030011406, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Instrument No. 200002030011406, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 116 31st North, Nashville, Tennessee 37203

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 15th day of July, 2002.

Bobby W. Dickerson

Jerri C. Dickerson

State of TENNESSEE

County of DAVIDSON

On this 15th day of July, 2002 , before me the undersigned authority, personally appeared Bobby W. Dickerson Jerri C. Dickerson , 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.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Sworn and subscribed before me this the 15th day of July, 2002

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public