Davidson County DEEDWARR
Recvd: 03/03/03 14:53 2pgs
Fees:13.00 Taxes:669.70

20030303-0027675

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $181,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2003. Notary Public My Commission Expires: 10/25/03

Address New Owner As Follows: Nancy E. Dickins 4711 Nebraska Avenue Nashville, TN 37209	Send Tax Bills To: Same	Map-Parcel Number: 103-03-0 247.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY M. WALLACE AND WIFE, ELIZABETH D. WALLACE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **NANCY E. DICKINS**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 Block 19 on the Plan of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy M. Wallace and wife, Elizabeth D. Wallace, by deed from Jeffrey F. Skinner and wife, Emily R. Cheney, of record in Book 11450, page 812, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 332, page 104, Register's Office for said County.

This is improved property known as 4711 Nebraska Avenue, Nashville, TN 37209.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of February, 2003.

Timothy M. Wallace

Timothy M. Wallace

Elizabeth D. Wallace

Elizabeth D. Wallace

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TIMOTHY M. WALLACE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 2003.

Notary Public

My Commission Expires: 10/25/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH D. WALLACE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 2003.

Notary Public

My Commission Expires: 10/25/03