Return to:
FirstSouth Homes
PO BOX 7933
Portland, TN 37148

PICK-UP

This Instrument Prepared By:
Roderick D. Meriwether – Trustee
PO BOX 7933
Portland, TN 37148

Send Tax Bills To:
Owner
same as above address

Davidson County DEEDWARR
Recvd: 05/16/03 08:06 3pgs
Fees:17.00 Taxes:0.00
20030516-0066905

[Space Above This Line For Recording Data]

Warranty Deed To Trustee

The Grantor(s) Thomas E. Dickens, of the County of Davidson, of the State of Tennessee for and in consideration of Ten Dollars, ($10.00), and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of Section

Unto **Dickens Family Revocable Trust, with Roderick D. Meriwether** as Trustee and not personally under the provisions of a trust agreement dated the 15th day of May, Two Thousand and Three, known as Trust Number 2107 the following described real estate in the County of Davidson, State of Tennessee to wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the plan of Riverwood Heights Subdivision, Section 7, as of record in book 2854, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Virginia M. Hammer and husband, Rodney Hammer, by Deed from Alvin C. Willis, III and wife, Sonia G. Willis, of record in Book 9230, Page 804, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Thomas E. Dickens by Deed from Virginia M. Hammer and husband, Rodney Hammer, of record Book 10840, Page 672, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2882, Page 137, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This conveyance is subject to any and all existing easements of record.

Together with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease

and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 03, 2002.

In Witness Whereof, the said grantor(s) has (have) hereunto set his (their) hand(s) and seals this 15 day of, May 2003 AD

Signed Sealed and Delivered in our Presence

Nicole R Meriwether
Notary Witness

Thomas E. ~~Cooper~~ Dickens
Thomas E. ~~Cooper~~ Dickens

Witness

Roderick D. Meriwether
Roderick D. Meriwether

State of Tennessee
County of Davidson

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared to me known as the person(s) described in and who executed the foregoing instrument and acknowledged before me that executed the same.

Witness my hand and official seal in the county and State last aforesaid this 15th day of May 2003 A. D.,

Nicole R Meriwether
Notary Public

My commission expires Sept 30, 2006

NICOLE RENE MERIWETHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Property Address:
2107 Cooper Lane
Nashville, TN 37216
Map # 73-5 Parcel # 144