THIS INSTRUMENT PREPARED BY:
MUSIC CITY TITLE & ESCROW
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201
MCTE00000526

Davidson County DEEDWARR
Recvd: 09/16/03 17:43 2pgs
Fees:13.00 Taxes:256.41
20030916-0136372

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by MARILYN JOYCE DICKENS, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, RICK PILIPONIS and STACY SWABY, have bargained and sold, and by these presents do transfer and convey unto the said MARILYN JOYCE DICKENS, her heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being that portion of Eastside Avenue closed by City Ordinance No. 62-279 between Lot Nos. 113 and 114 on the Map of Payne, Blakemore, and Cumming's Subdivision as of record in Book 57, Page 70, Register's Office for said County.

Said part of closed street fronts 50 feet on the west side of South 14th Street and extends back 155.2 feet on the northerly line, with the southerly line of Lo No. 113 and 153.8 feet on the southerly line, with the northerly line of Lot No. 114, to an alley measuring 50 feet thereon.

Being the same property conveyed to Rick Piliponis and Stacy Swaby by deed from Hal Wilson of record as Instrument No. 20021008-0122788, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MARILYN JOYCE DICKENS, her heirs and assigns, forever. And we do covenant with the said MARILYN JOYCE DICKENS, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said MARILYN JOYCE DICKENS, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 29th day of August, 2003.

RICK PILIPONIS

STACY SWABY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **RICK PILIPONIS and STACY SWABY**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 21 day of August, 2003.

Lisa M. Lange
NOTARY PUBLIC

My Commission Expires: 7-29-06

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $69,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Marilyn Joyce Dickens
AFFIANT

Sworn to and subscribed to before me this 29 day of August, 2003.

Lisa M. Lange
NOTARY PUBLIC

My Commission Expires: 7-29-06

MAP 96-01
PARCEL 34.01

ADDRESS OF NEW OWNERS:
MARILYN JOYCE DICKENS
522 South 14th Street
Nashville, TN 37206

SEND TAX BILLS TO:
SAME