Davidson County DEEDWARR
Recvd: 07/02/04 08:28 2pgs
Fees:13.00 Taxes:203.50

20040702-0078839

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $35,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF JULY, 2004. NOTARY PUBLIC MY COMMISSION EXPIRES 3/31/07

KIMBERLY WIGGINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
CORNERSTONE TITLE AND ESCROW, LLC, 530 CHURCH STREET, SUITE 202, NASHVILLE, TENNESSEE 37219

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Frederick E. Takacs and Mary Jane Dewey	Frederick E. Takacs and Mary Jane Dewey	MAP: 30
Old Hickory Boulevard		PARCEL: 124
Nashville, TN 37189		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

CHARLES RICKY DICKERSON, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

FREDERICK E. TAKACS AND MARY JANE DEWEY, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is uninproved property known as Old Hickory Boulevard, Nashville, TN 37189

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand on the 1st day of July, 2004.

Charles Ricky Dickerson

Charles Ricky Dickerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Charles Ricky Dickerson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 1st day of July, 2004.

Notary Public

My Commission Expires: 3/31/07

KIMBERLY WIGGINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A - LEGAL DESCRIPTION

Tract I

A tract of land in the 14th Civil District of said county, being a part of various tracts conveyed to Ezell Dickerson and wife by deed from Grady Proctor and wife, and being part of the property conveyed to said Grady Proctor by deed from Roy Haskin and wife of record in Book 1283, Page 494, Register's Office for said county and described according to a survey thereof made in August, 1945, by John Setters, surveyor, as follows: beginning at a point in the easterly margin of Old Hickory Boulevard, 207.5 feet more or less north of the north margin of Tennessee State Highway No. 112, being the northwest corner of the Carney.61-acre lot; thence, along Carney's north line North 62.5 degrees East 139 feet to Carney's northeast corner; then leaving Carney's line North 2-3/4 West 40 feet; thence North 52 degrees East 530 feet to a Beech tree; thence, North 33 degrees East 330 feet; thence North 2-1/2 degrees East 330 feet to a White Oak opposite the Easterly margin of Old Hickory Boulevard; thence, South 74 degrees West to the easterly margin of Old Hickory Boulevard; thence, with the margin of the same Southwesterly around a curve to the point of beginning.

Being the same property conveyed to Felix A. Dickerson by deed from Ezell Dickerson and wife, Mildred Dickerson of record in Book 1349, Page 48, Register's Office for Davidson County, Tennessee.

Tract II:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers dated May 23, 1957, as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard at the northeast corner of the property conveyed to Sarah J. Dickerson by deed of record in Book 1109, Page 198; thence, along her line, South 19 degrees East 85 feet to a fence post, being the northwest corner of the property conveyed to Felix Dickerson by deed of record in Book 2649, Page 341; thence, along his northerly line, as follows: North 85 degrees 12 minutes East 200.5 feet to a point; thence south 87 degrees 35 minutes East 96 feet to a point; thence North 88 degrees East 52.5 feet to a 15-inch Red Oak; thence North 59 degrees 9 minutes East 176 feet to a fence post, being the southwest corner of the property conveyed to Margaret Dickerson by deed of record in Book 2864, Page 321; thence, along her line, North 20 degrees 6 minutes West 143 feet to a point in the southerly margin of Old Hickory Boulevard; thence, with the southerly margin of the same, South 72 degrees 30 minutes West 250.5 feet to a point, and South 67 degrees West 254 feet to the point of beginning.

Being the same property conveyed to Felix Dickerson by deed from Margaret D. Farley and husband Arthur Ray Farley of record in Book 3182, Page 207, Register's Office for Davidson County, Tennessee.

Tract III:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Felix Dickerson Subdivision, Not of Record, described according to a survey of Ralph Lambert and Son, Surveyors, as follows: Beginning at a point in the southerly margin of Old Hickory Boulevard, the common corners of Lots 6 and 7; thence with the line between siad lots South 5 degrees 40 minutes East 672.6 feet to a point in the common rear corner of Lots 6 and 7; thence South 61 degrees West 60.0 feet to a point; thence South 59 degrees West 211 feet to a point, the southwest corner of the herein described tract; thence North 2 degrees 39 minutes West 318.4 feet to a point; thence North 46 degrees East 211 feet to a point; thence North 4 degrees West 184 feet to a point in the southerly margin of Old Hickory Boulevard; thence Easterly with the said road, 250 feet to the point of beginning, containing 3.04 acres.

Being the same property conveyed to Felix Dickerson by deed from Grady Shaver and wife, Katie B. Shaver of record in Book 4792, Page 204, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

The said Felix Dickerson is now deceased. Property was conveyed to grantor in Will Book 230 Page 579