THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)
James P. and Lorene S. Dickens
2522 Greer Road
Goodlettsville, Tennessee 37072

Send Tax Bills To
Same

Map-Parcel No.
Map 17

Parcel 4

Warranty Deed

For and in consideration of the sum of $10,000.00, the receipt of which is hereby acknowledged, James D. Dickens and wife, Judy M. Dickens, Grantors, transfer and convey to James P. Dickens and wife, Lorene S. Dickens, Grantees, as tenants by the entirety, their one-half undivided interest in a certain tract or parcel of land located in Davidson County, Tennessee:

A certain tract or parcel of land in the 1st Coucilmanic District of Davidson County, Tennessee, described as Tract 2 on a survey of the Kenneth W. Benton Property dated July 30, 2001 by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

Beginning at an iron pin in the westerly margin of Greer Road, a corner to the property conveyed to James P. Dickens by deed of record in Book 6424, page 731, Register's Office for Davidson County, Tennessee (Map 17, Parcel 3 TAODCT); thence with said margin of Greer Road, South 37 deg. 58'23" East 315.42 feet to an iron pin; thence continuing with said margin of said Road, South 37 deg. 33' 52" East 67.88 feet to an iron pin, a corner to the property conveyed to L.A. Benton by deed of record in Book 2694, page 569 Register's Office for Davidson County, Tennessee (Map 17, Parcel 6, TAODCT); thence leaving Greer Road with the line of Benton, South 64 deg. 30' 22" West 386.34 feet to an iron pin; thence North 83 deg. 54' 38" West 300.00 feet to a post in the line of the property conveyed to Deborah D. Ayers by deed of record in Book 11382, page 848, Register's Office for Davidson County, Tennessee (Map 17, Parcel 3.26 TAODCT); thence with the line of Ayers, North 10 deg. 40' 00" West 433.57 feet to an iron pin in the line of Dickens; thence with the line of Dickens, North 88 deg. 44' 16" East 491.94 feet to an iron pin marking the point of beginning, and containing 5.724 acres, more or less.

Being the same property conveyed to James P. Dickens and wife, Lorene S. Dickens, a one-half undivided interest, and to James D. Dickens and wife, Judy M. Dickens, a one-half undivided interest by deed from Kenneth W. Benton and wife, Marjorie E. Benton, of record in Instrument Number 20011011-0111099, Register's Office for Davidson County, Tennessee.

This is unimproved property, fronting Greer Road, Goodlettsville, Tennessee 37072 .

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, Grantees' heirs, successors, and assigns, in fee simple forever.

GRANTORS do hereby covenant with the Grantees that Grantors are lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for any encumbrances of record.

Grantors do further covenant and bind Grantors, its successors and assigns, to warrant and forever defend the title to this land to the Grante es, Grantees' heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantors, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Davidson County DEEDWARR
Recvd: 08/26/04 13:38 2pgs
Fees:13.00 Taxes:37.00
20040826-0103474

James D. Dickens
James D. Dickens, Grantor

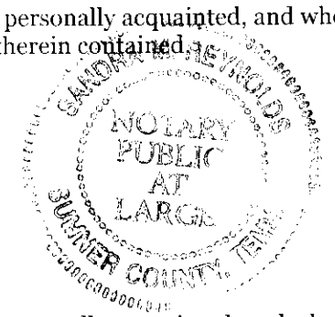
Judy M. Dickens
Judy M. Dickens, Grantor

State of Tennessee
County of Sumner

Personally appeared before me, James D. Dickens, 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, on August 26, 2004.

Sandra M Reynolds
Notary Public
My commission expires: 12-9-07

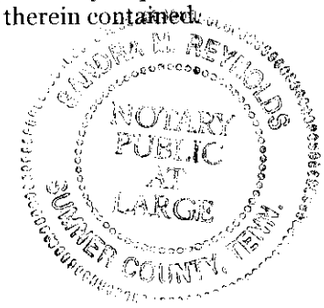


State of Tennessee
County of Sumner

Personally appeared before me, Judy M. Dickens, 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, on August 26, 2004.

Sandra M Reynolds
Notary Public
My commission expires: 12-9-07



State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00 . Subscribed and sworn to before me on August 26, 2004.

James P Dickens
James P. Dickens, Affiant

Sandra M Reynolds
Notary Public
My commission expires: 12-9-07

