McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of February, 2006.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/27/06 14:28 2 pgs
Fees:13.00 Taxes:166.50
20060227-0022430

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Denise Dickerson	~~Bank Independent~~ New Owner	**Map 104-5, Parcel 363**
315 West End Place	~~210 South Pine Street~~	
Nashville, TN 37205	~~Florence, AL 35630~~	

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

Kenneth Dickerson, and wife, Betty Dickerson

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

Denise Dickerson, unmarried

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

Land in Davidson County, Tennessee, being Lot 275, on the Map of Richland Realty Company's Second Subdivision "B" and shown upon the records in Book 332, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 275 fronts 50 feet on the westerly side of Park Circle, and extends back westerly, measuring 201 feet on its southerly line and 203 feet on its northerly line to an alley, and shows 54-5/10 feet on said alley.

INCLUDED in the above, but excluded therefrom is the following property conveyed to the State of Tennessee, by Deed of record in Book 4836, page 280, described as follows:

Land in Davidson County, Tennessee, being part of Lot 275 on Richland Realty Company's Division "B" as of record in Subdivision Book 161, page 151, Register's Office for Davidson County, Tennessee and more particularly described as follows:

BEGINNING at a point, said point being at the intersection of the south dedicated right-of-way line of Murphy Road and the west dedicated right-of-way line of Park Circle; thence with the west dedicated right-of-way line of Park Circle along a curve to the left with a radius of 2,229.86 feet for 74.5 feet to a point of beginning; thence continuing with the west dedicated right-of-way line of Park Circle along a curve to the left with a radius of 2,229.86 feet for 50.0 feet to a point; thence South 85 deg. 00 min. west for 53.6 feet to a point in the proposed right-of-way line of Interstate Route I-440; thence with the proposed right-of-way line of Interstate Route I-40 North 21 deg. 01 min. west for 52.6 feet to a point; thence North 86 deg. 15 min. east for 70.0 feet back to the point of beginning and containing 3,090 square feet.

This property is subject to a permanent easement for the construction and maintenance of an electric power transmission line and underground sanitary sewers of record in Book 4836, page 280, said Register's Office, including the right of the State of Tennessee, Department of Transportation, its assigns and its servants and agents to construct, operate, maintain, repair, replace, and inspect electric power transmission and sanitary sewer improvement within the limits of the aforementioned easement.

Being the same property conveyed to Kenneth Dickerson and wife, Betty Dickerson, by Warranty Deed, from J. D. Avery and wife, Mildred H. Avery, of record in Book 5611, page 397, Dated June 2, 1980, Register's Office for Davidson County, Tennessee. LESS AND EXCEPT, of record in Book 4836, page 280, Dated May 14, 1974, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 332, page 92, Register's Office for DAVIDSON County, Tennessee.
Sewer, Electrical and Maintenance Right-of-Way of record in Book 4836, page 280, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 315 West End Place, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my/our hand(s) this 23rd day of February, 2006.

X _____
Kenneth Dickerson

X _____
Betty Dickerson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Kenneth Dickerson, and wife, Betty Dickerson , the within named sellers, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of February, 2006.

_____
Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **06134-SH**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027