This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

Davidson County	DEEDWARR
Recvd: 10/23/06 11:35	2 pgs
Fees:13.00 Taxes:129.50	
20061023-0131052	

MAP: 017000
PARCEL: 015.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
James Reagan Dickens
6217 Lickton Pike
Goodlettsville, TN 37072

WARRANTY DEED

THIS INDENTURE, made this 19th day of October, 2006 between

Carol J. Scott, a married woman

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

James Reagan Dickens, a married man

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in the 10th Civil District of Davidson County, State of Tennessee, located North of Union Hill Road and West of Greer Road:

First Tract: Being the East part of C.A. Benton's estate, this part being on the East side of Greer Road, beginning at a spike at the South corner of the property conveyed to James P. Dickens et ux, of record in Book 2095, Page 243; thence along his Southerly line, North 62 degrees 30 minutes East 420 feet to the S.E. corner of Dickens; thence with his Easterly line North 35 degrees West 157.5 feet to a point in the Southerly line of R.E. Jones property; thence North 62 degrees 30 minutes East 421.5 feet to a large beech in R.E. Jones South line; thence South 18 degrees East 304.9 feet to a stake; thence South 7 degrees 15 minutes West 594 feet to a stone, Dogwood and Hickory pointers in Kepley's North line; thence North 83 degrees 45 minutes West 350.5 feet to a pin North of Harris' Store; thence South 68 degrees 45 minutes West 91.5 feet to a spike in the South side of Union Hill Road and Greer Road intersection, this point being L.A. Benton's East corner; thence North 35 degrees West 423.5 feet with the center of Greer Road to the beginning, more or less.

**Second Tract: (This is not a part of the C.A. Benton Home Tract.)
Beginning at a stone, Dogwood and Hickory pointers at the S.E. corner of the tract in Kepley's North line, running North 7 degrees 15 minutes East 594 feet to a stake; thence North 18 degrees West 304.9 feet to a large beech in R.E. Jones South line; thence South 86 degrees 30 minutes East 1,138.5 feet to a stake in R.E. Jones South line and J.R. Pike's West line' thence due South 198 feet with Pike's West line to a stake; thence South 37 degrees West 580 feet to a stake Pike's corner, (this bearing and distance has been changed to tie in); thence South 80 degrees West 429 feet to a stake in Kepley's North line; thence South 79 degrees West 359.7 feet with Kepley's North line to the beginning, more or less.**

Being the same property conveyed to Carol J. Scott by Warranty Deed dated 4/6/04from Dr. Alex N. Beavers, Jr. and wife, Linda W. Beavers of record in Instrument Number 20040414-0041785, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2006 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Carol J. Scott

Carol J. Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 19th day of October, 2006.

Notary

My Commission Expires: 12/31/2006

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $35,000.00.

Affiant

Sworn to and subscribed before me, this 19th day of October, 2006.

Notary

My Commission Expires: 12/31/2006

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY