WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/18/07 08:43 2 pgs
Fees:13.00 Taxes:318.20

20070518-0059396

State of Tennessee
County of Davidson

File in Box 14-A
File No.: 20541-1

The actual consideration or value, whichever is greater, for this transfer is **$86,000.00.** Rebecca DeVane

Affiant

Subscribed and sworn to before me, this the 8th day of May, 2007.

Notary Public

My commission expires: 5/26/09

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rebecca DeVane	**First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans**	**071-120-167.00**
1541 Celebration Way	**P. O. Box 809**	
Nashville, TN 37211	**Memphis, TN 38101**	

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

Myrtle L. Dickens, unmarried

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

Rebecca DeVane, 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 No. 67 on the Map of Victory Heights Subdivision, as of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Edward Dickens and wife, Myrtle L. Dickens, by Warranty Deed from Eastland Homes, Inc., of record in Book 1429, Page 290, Register's Office for Davidson County, Tennessee. Said interest is now vested in Myrtle L. Dickens, as surviving tenant by the entirety, the said Edward Dickens having died 11-20-1978.

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

THIS instrument is being executed in behalf of Myrtle L. Dickens, pursuant to a Durable-General Power of Attorney executed by same on the 17th day of October, 2005, of record in Instrument No. 20070518 0059395, Register's Office for Davidson County, Tennessee.

This is Improved (X) unimproved (____) property, known as: **726 Chickasaw Avenue, Nashville, TN 37207**

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, their heirs and assigns forever; and we do covenant with 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 is 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 **8th** day of **May, 2007.**

Myrtle L Dickens
Myrtle L. Dickens
By: Clifford Carlton, Attorney-in-fact

Clifford Carlton attn in fact

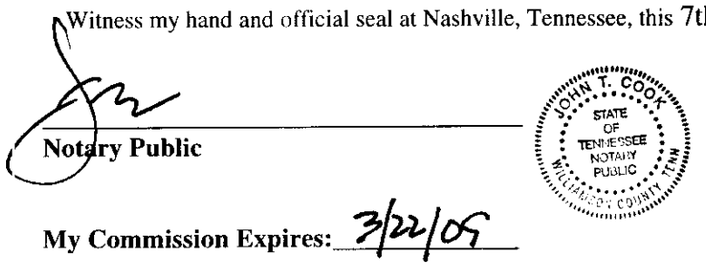
Myrtle L. Dickens
Myrtle L. Dickens
By: Elizabeth A. Carlton, Attorney-in-fact

Elizabeth A. Carlton att. in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Clifford Carlton and Elizabeth A. Carlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself & herself to be the Attorney-In-Fact for Myrtle L. Dickens, and that they as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Myrtle L. Dickens for the purpose therein contained, by signing the name of Myrtle L. Dickens by himself & herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of May, **2007.**



Notary Public

My Commission Expires: 3/22/09