ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George T. Hicks (NAME:)	Catharine E. Hicks (NAME:)	Map. 104-6
Rt.5,Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	Winsor Towers Apt. 708 (STREET ADDRESS)	Par. 70
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	4215 Harding Road Nashville, Tenn. 37205 (CITY) (ZONE) (STATE)	Pd

WARRANTY DEED

BOOK 4184 PAGE 447

For and in consideration of the sum of Ten Dollars ($10.00) cash and other good and valuable considerations unto the undersigned Grantor paid by the Grantee herein, George T. Hicks, the receipt of all of which is hereby expressly acknowledged by the undersigned Grantor, the undersigned, Catharine E. Hicks, a widow, subject to the life estate hereinafter set out, has bargained and sold, and by these presents does hereby transfer and convey unto the said George T. Hicks, his heirs and assigns, the following tract or parcel of land, situated in the City of Nashville, Davidson County, Tennessee, and described as follows to wit:

> Lot No. 6 on the Plan of Bransford Realty Company's Richland Annex, as of record in book 332, page 153, Register's Office for Davidson County, Tennessee, said Lot No. 6 fronting 60 feet on the northerly side of West End Avenue and running back between parallel lines 180 feet, more or less, to an alley in the rear; and also an easement, 10 feet in width, for ingress and egress, and for use as a parking area, for the benefit of said Lot No. 6 and persons using said Lot No. 6, lying immediately east of the above described property and being the westerly 10 feet of Lot No. 5 on the aforesaid Plan, as provided in deed from the undersigned to The International House of Pancakes of Tennessee, Inc., a Tennessee corporation, dated April 13, 1965, and recorded in book 3879, page 960, Register's Office for Davidson County, Tennessee; the easterly 10 feet of said Lot No. 6 being hereby conveyed subject to an easement for ingress and egress to said Lot No. 5, as provided in the said deed to The International House of Pancakes of Tennessee, Inc., aforesaid; and being a part of the real estate conveyed to George L. Hicks and wife, Catharine E. Hicks, by deed from Oury Harris and wife, of record in book 785, page 125, Register's Office for Davidson County, Tennessee, the said George L. Hicks having since died.

The undersigned Grantor, Catharine E. Hicks, does hereby reserve unto herself a life estate for and during her life in the above described tract of land. However, it is the intent and purpose of the undersigned Grantor, Catharine E. Hicks, by this Deed of Conveyance, to pass to the Grantee herein, George T. Hicks, his heirs and assigns, a present interest in the real estate herein conveyed and that such interest take effect upon the execution and delivery of this deed.

To have and to hold the said remainder interest in the said tract or parcel of real estate, with the appurtenances, estate, title and interest thereto belonging, to the said George T. Hicks, his heirs and

assigns, forever.

And the undersigned Grantor does covenant with the said George T. Hicks that the undersigned is lawfully seized and possessed of said tract or parcel of real estate, has a good right to convey same, and that same is unencumbered except as follows: by the life estate of the Grantor, as above provided; by lien of 1967 ad valorem taxes; by any applicable restrictive covenants of record; and by the easement for ingress and egress, and for parking purposes, over and in the easterly 10 feet of said tract of land, as above set out; and by any applicable zoning regulations.

And the undersigned Grantor, Catharine E. Hicks, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said parcel or tract of real estate herein conveyed to the said George T. Hicks, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is unimproved property, known as 3410 West End Avenue, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set her hand at Nashville, in Davidson County, Tennessee, this 26th day of October, 1967.

Catharine E. Hicks

This instrument was prepared
by Norman R. Minick,
Nashville, Tennessee.

STATE TAX $ 108.00
PROBATE .50
TOTAL $ 108.50

OCT 27 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID OCT 27 1967

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Anice Gray, a Notary Public in and for said County and State, the within named Catharine E. Hicks, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 26th day of October, 1967.

Anice Gray
Notary Public

My commission expires May 6, 1969.

93970

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN
OCT 27 10 26 AM '67
NOTED BOOK 117 PAGE 578
RECORDING FEE $ 3.00
DEP. REG.