BOOK 4439 PAGE 32 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,000.00

Dennis W. Hickman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 1970

Linda L. Carter
Notary Public

MY COMMISSION EXPIRES: April 22, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis W. Hickman (NAME)	MURPHREE MORTGAGE COMPANY (NAME)	Map 75-8
717 Albany Drive (STREET ADDRESS OR ROUTE NUMBER)	226--3rd Avenue North (STREET ADDRESS)	Pal. 58
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	PW

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, WE, F. E. Stratton, Jr., and wife, Bettie S. Stratton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis W. Hickman and wife, Ruth E. Hickman

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. 263, Tulip Grove, Section 4, as of record in Book 4175, page 12, Register's Office for said County.

SAID Lot No. 263, fronts 80.00 feet on the northeasterly side of Albany Drive and extends back 160.86 feet on the northwesterly line and 160.43 feet on the southeasterly line to a dead line at the rear, measuring 80.0 feet thereon.

BEING part of the same property conveyed to F. E. Stratton, Jr., and wife, Bettie S. Stratton, by deed from Miller Kimbrough, Trustee, of record in Book 4373, page 395, Register's Office for Davidson County, Tennessee.

AUG 17 70	CONV	29,000.00			
AUG 17 70	S'TAX		A*	75.40	
AUG 17 70	PR'FEE		A*	.50	
AUG 17 70	W'DEED		A*	3.00	* 78.90

This is (unimproved ( ) improved (X)) property, known as 717 (House Number) Albany Drive (Street) Hermitage, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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 our hand & this 11th day of August, 1970

F. E. Stratton, Jr.

Bettie S. Stratton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named F. E. Stratton, Jr., and wife, Bettie S. Stratton

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of August 19 70

Commission expires April 22, 1972

Linda G. Carter
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

F. E. STRATTON, JR. AND WIFE,

BETTIE S. STRATTON

TO

DENNIS W. HICKMAN AND WIFE,

RUTH E. HICKMAN

A 87084

IDENTIF. REFERENCE

AUG 17 10 11 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.