TENNESSEE TITLE COMPANY

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4/6 Pat. 30 PW

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS BOOK 1461 PAGE 453 in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate by the entirety in Paul Landis Hicks and wife, Annette B. Hicks

WE, PAUL LANDIS HICKS, RALPH B. HICKS AND JUANITA HICKS COLSON, hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do hereby transfer and convey unto L.D. Richards Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the center of the Clarksville Pike with iron pin pointers on the southwest side of said Pike, and in the center of a private road, said point in pike being J.C. Chambliss' northeast corner; thence with said Pike, South 75-3/4° East 18.44 poles to the center of said pike, and center of an iron culvert, thence South 19-1/2° West 30.20 poles to an iron in right of way line of State Highway; thence North 64-1/2° West 18.44 poles to an iron pin in the center of said private road, and J.C. Chambliss' southeast boundary line; thence with the center of said Road, and said Boundary line, North 19-1/2° East 26.64 poles to the point of beginning, containing 3.27 acres, more or less.

Being the same property vested in Paul Landis Hicks, Ralph B. Hicks and Juanita Hicks Colson, as the only heirs at law of Robert Bryant Hicks, deceased. The said Robert Bry ant Hicks having acquired the property by deed from D.A. Harris, as of record in Book 1046, page 82, said Register's Office.

Improved property located at 6360 Clarksville Highway, Joelton, Tennessee.
Mail tax bills to Paul Landis Hicks at 3722 Old Clarksville Road, Joelton, Tennessee 37080.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said TRUSTEE, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, the GRANTORS Paul Landis Hicks, Ralph B. Hicks and Juanita Hicks Colson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said TRUSTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said TRUSTEE, for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Paul Landis Hicks and wife, Annette B. Hicks, their heirs and assigns, hereinafter referred to as the GRANTEES, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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 and assigns, forever.

And I do covenant with the said GRANTEES that I am lawfully seized and posessed of said land and have a good right to convey it.

And I, the said TRUSTEE, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of a any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 18th day of November, 19 70.

Paul Landis Hicks — Ralph B. Hicks — Juanita Hicks Colson

L.D. Richards, Trustee
L.D. Richards, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, John C. Jeffords Jr., a Notary Public in and for said County and State, the within-named Paul Landis Hicks, Ralph B. Hicks, Juanita Hicks Colson and L.D. Richards, Trustee the bargainors, 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 18th day of November, 19 70.

Commission expires July 28, 1973 Notary Public

TENNESSEE TITLE COMPANY

Deed
G-21823-jmn

From: PAUL LANDIS HICKS, ET AL.

to: L.D. RICHARDS, Trustee.

AND

From: L.D. RICHARDS, Trustee.

to: PAUL LANDIS HICKS, ET UX.

The actual consideration for this transfer or value of property (whichever is greater) is $9,500.00.
This is equal to or greater than the property would bring at a [illegible]

Sworn to and subscribed before me this 18th day of November, 1970.

My commission expires July 28, 1973

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

BOOK 4461 PAGE 454

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IDENTIF. REFERENCE

Nov 19 4 02 PH '70

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

NOV 19[illegible]	CONV	*9,500.00			
NOV 19[illegible]	CONV	*9,500.00			
NOV 19[illegible]	S'TAX		A*	24.70	
NOV 19[illegible]	S'TAX		A*	24.70	
NOV 19[illegible]	PR'FEE		A*	.50	
NOV 19[illegible]	W'DEED		A*	3.00	* 52.90