TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Paul Landis Hicks (NAME)	Paul L. Hicks (NAME)	Map 21
(STREET ADDRESS OR ROUTE NUMBER)	3722 Old Clarksville Road (STREET ADDRESS) BOOK 1627 PAGE	Pr. 31-30
(CITY) (P. O. ZONE) (STATE)	Joelton, Tennessee (CITY) (ZONE) (STATE)	881

For and in consideration of the sum of $15,000.00

FIFTEEN THOUSAND AND NO/100---------- DOLLARS

cash in hand paid by PAUL LANDIS HICKS AND JUANITA HICKS COLSON, a 1/6th undivided interest each

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Paul Landis Hicks, Trustee under the Will of Nora F. Hicks of record in Will Book 93, page 111, and Ralph B. Hicks who together with the grantees herein are the beneficiaries under said Will of record in Will Book 93, page 111, hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, as follows:

TRACT NO. I: Being Lot No. 17 in Eberlee's Plan and bounded as follows: BEGINNING at a stake in the Nashville and Clarksville Road at Geo. Munis and Allen heirs' corner, and running North 48 poles to a stake; thence South 78° East 46.32 poles to a stake; thence North 48 poles to a stake in the road with gum and maple pointers; thence with center of Clarksville Road, North 78° West 46' 32 poles to the beginning, containing by survey 13 acres and 97 poles more or less.

Being property vested in the Grantors herein under the terms of the Will of Nora F. Hicks, as of record in Will Book 93, page 111, Register's Office for said County.

TRACT NO. II: BEGINNING at a point in the center of the Paradise Hill or Clarksville Road, the northeast corner of this tract and the northwest corner of a tract formerly belonging to Heim; thence North 75-3/4° West along the center of said Road, 43.9 poles to the northeast corner of a tract of 10.53 acres, conveyed by A. O. Baxter and wife, to J. C. Chambliss, by deed of record in Book 875, page 773, and later corrected by deed of record in Book 866, page 468, said Register's Office, the same being the northwest corner of the tract herein described; thence South 19-1/2° West along said Chambliss' east line, 31.2 poles to a point, the northwest corner of a tract of 5.24 acres, conveyed by A. O. Baxter and wife, to Harry Roop, by deed of record in Book 882, page 573, said Register's Office; thence with Roop's north line, South 65-1/4° East 11.68 poles, South 62° East 14 poles, Roop's northeast corner and an interior corner of the tract herein described; thence with Roop's easterly line, South 15-3/4° West 31 poles to said Roop's southeasterly corner; thence with Roop's south line, North 73-1/2° West 20.6 poles to a point, a corner of the Roop tract, also a corner of the Chambliss tract, both of which are hereinabove referred to; thence with the line of the Chambliss tract, South 28-1/2° West 13.64 poles to a point, said Chambliss' most southerly corner; thence South 30-1/4° East 21.6 poles to a stake, the southwest corner of this tract, in the line of the old Trundoker's property; thence with said line, North 79-1/2° East 60.88 poles to two white oaks and two hickory pointers; an interior corner of the Heim tract of land and the southeast corner of this tract; thence with said Heim's tract, North 2-1/2° East 70-1/2poles to the point of beginning.

Included in the above description and to be excluded therefrom is a tract of land containing 3.27 acres heretofore sold by deed of A. O. Baxter and wife to D. A. Harris, by deed of record in Book 1046, page 84, said Register's Office, which is here referred to for a more particular description of said tract of 3.27 acres.

Also included in the above description and to be excluded therefrom is a tract of land conveyed to James F. Oakley and wife, Delsie G. Oakley, by deed from R. B. Hicks and wife, of record in Book 1542, page 265, said Register's Office, containing 12.8 acres, more or less.

Being property vested in the Grantors herein under the terms of the Will of Nora F. Hicks, as of record in Will Book 93, page 111, said Register's Office.

This is improved ( ) property, known as [illegible] (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

BOOK 1627 PAGE 882

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.

Whenever 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 hands this 25th day of August, 1971

Ralph B. Hicks — Paul Landis Hicks, Trustee

Ralph B. Hicks — Paul Landis Hicks, Trustee

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
SUITE 2114, PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. S. Richardson, a Notary Public in and for said County and State, the within named Paul Landis Hicks, Trustee, under the Will of Nora F. Hicks, as of record in Will Book 93, page 111, and Ralph B. Hicks 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 25th day of August, 1971

Commission expires April — Notary Public L. S. Richardson

TENNESSEE TITLE COMPANY

Warranty Deed
G-221970-gh

FROM
PAUL LANDIS HICKS, TRUSTEE, ET AL

To
PAUL LANDIS HICKS AND JUANITA HICKS COLSON

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $45,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale. U.S. 1,000

Paul Landis Hicks

Sworn to and subscribed before me this 25th day of August, 1971.

L. S. Richardson

My commission expires April 25, 1974

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
2114 Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

1004

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37.1.462

IDENTIF. REFERENCE

AUG 14 4 24 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 14 72	CONV	15,000.00		
AUG 14 72 S TAX			A* 39.00	
AUG 14 72 PR FEE			A* .50	
AUG 14 72	W DEED		A* 6.00	* 45.50