BOOK 4802 PAGE 686 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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 74

Notary Public

MY COMMISSION EXPIRES: 5/31/77

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON, BALLIN & FORTAS
107 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard N. Hicks (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	39.
Burgess Road (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	103
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	

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, James W. Larkins Sr. and wife, Kathryn Larkins, a/k/a Katherine Larkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard N. Hicks and wife, Billie J. Hicks

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 part of the James W. Larkins property and more particularly described as follows:
BEGINNING at a railroad spike in the center of Burgess or Simpkins Road, thence North 16° east 44.3 feet to a point in said road; thence north 13° 15' West 203.2 feet to a point in the said road; thence north 27° 45' East 135.3 feet to a point in said road; thence north 36° East 186.0 feet to a railroad spike in said road; thence south 83° 0' East 400 feet to an iron pin; thence south 12° 20' West 516.06 feet to a stake in the branch; thence north 80° 30' West 230.0 feet to a stake in the branch; thence south 72° 0' West 97.0 feet to a stake in the branch; thence north 72° 0' West 111.0 feet to the point of beginning, consisting of 5.1 acres, more or less.

Grantor hereby reserves for himself, his successors, and assigns a perpetual easement for roadway purposes for ingress and egress over the southerly fifty feet of said property; for the use and benefit of the remaining 17.62 acres belonging to grantor, more particularly described as follows:
BEGINNING at a railroad spike in the center of Burgess or Simpkins Road; thence North 16°0' East 44.3 feet to a point in said road; thence north 13° 15' West 6.1 feet to a point in said road; thence south 72° 0' East 96.5 feet to a point; thence north 72° 0' East 95.2 feet to a point; thence south 80° 30' East 247.3 feet to a point in the easterly line of said property; thence along said line south 12° 20' West 50.4 feet to a stake in the branch; thence along the southerly line of said property north 80° 30' West 230.0 feet to a stake in the branch; thence south 72° 0' West 97.0 feet to a stake in the branch; thence north 72° 0' West 111.0 feet to the point of beginning, according to a survey of John D. McCormick, revised March 21, 1974. *** Continued on Next Page.

unimproved ( ) This is improved (X) property, known as Burgess or Simpkins Road, Nashville, Tennessee 37218
(House Number) (Street) (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 s this 29th day of March, 19 74

James W. Larkins Sr.

Kathryn Larkins, a/k/a Katherine

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 James W. Larkins, Sr. and wife, Kathryn Larkins

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 29th day of March 19 74

Commission expires 5/31/77

Barbara Kulczycki
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared CONV 29,000.00 and _____ with whom I am personally acquainted and who (his oath) (himself) A* 75.40 upon (their several oaths) acknowledged (themselves) to be the A* .50 and respectively of the A* 4.00 * 79.90 the within named bargainor, a corporation, and that (he) as such (they) 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

TO

C 48503

IDENTIF. REFERENCE

Apr 4 11 41 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

***

Being part of the same property conveyed to James W. Larkins and wife, Katherine Larkins by Warranty Deed from Margaret W. Larkins, as of record in Book 2444 Page 593 Register's Office Davidson County, Tennessee.

This conveyance made subject to:

1. Easement for roadway purposes along westerly line of said property being Burgess or Simpkins Road.

2. Drainage easement for branch along southerly line of said property.