BOOK 4823 PAGE 103 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,800.00

Johnny Lee Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June 19 74

Notary Public

MY COMMISSION EXPIRES: 11-8-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Lee Hicks et ux (NAME)	Guaranty Mortgage Company (NAME)	22W-6330
1306 Caldwell Avenue (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 105-9
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Parcel 81

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~~ I, Ceceil J. Campbell, Jr., and wife, Janice N. Campbell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny Lee Hicks and wife, Earline B. 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 Lot No. 28 on the Plan of D. B. Blakemore's Subdivision of Lawrence Lawn, as of record in Book 161, page 165, Register's Office for said County and State.

SAID Lot No. 28 fronts 50 feet on the northerly side of Caldwell Avenue, formerly Lawrence Avenue, and runs back between parallel lines 170 feet to an alley.

BEING part of the same property conveyed to Cecil J. Campbell, Jr., by deed from Dan F. Gessell and wife, Margaret B. Gessell, of record in Book 4758, page 531, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights of way for public utilities which may be applicable to this property.

This conveyance is further subject to 1974 taxes, a lien, but not yet due and payable, which have been prorated and assumed by the Grantees herein.

Janice N. Campbell, wife of the above named Cecil J. Campbell, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above-described property, especially her marital rights.

This is ~~unimproved~~ ( ) improved property, known as 1306 Caldwell Avenue, Nashville, Tennessee
(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 my hand this 6th day of June 19 74.

Janice N. Campbell

Cecil J. Campbell, Jr.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cecil J. Campbell, Jr., and wife, Janice N. Campbell

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 1974.

Commission expires 11-8-75

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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

C 57866

IDENTIF. REFERENCE

JUN 7 3 21 PM '74

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

file in box #4

WARRANTY DEED

FROM
CECIL J. CAMPBELL, JR., et ux

TO
JOHNNY LEE HICKS et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-7	CONV	14,800.00			
JUN-7	S'TAX		A*	38.48	
JUN-7	PR'FEE		A*	.50	
JUN-7	W'DEED		A*	4.00	* 42.98