BOOK 4926 PAGE 525

This instrument prepared by
J. K. WOODARD, Attorney at law
223 MADISON ST.
MADISON, TENNESSEE 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
BETTY VANTREASE	LOMAS & NETTLETON CO.	Map 34-14
1403 Bain Drive (NAME)	(NAME) 3200 Pacific Ave.	Parcel 52
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn.	(STREET ADDRESS) Virginia Beach Va. 23451	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of and agreement to pay by the grantee the balance owing on a note, dated June 11, 1974, in the original principal amount of $19,000.00 payable in monthly installments and secured by a Deed of Trust of record in Book 4824, page 307 said Register's Office to which reference is here made for a more complete description of said note,

I, Jack Lee Hickox

have this day bargained and sold, and do hereby transfer and convey unto the said

Betty Vantrease

her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Stanley Heights, as of record in Book 3300, page 74, Register's Office for said County.

Said Lot No. 55 fronts 62 feet on the northwesterly side of Bain Drive and extends back 118 feet on the northeasterly line and 86.2 feet on the southwesterly line to a broken line in the rear on which it measures 69.8 feet.

Being the property conveyed to Jack Lee Hickox by Divorce Decree of the First Circuit Court for Davidson County, Tennessee, of record in Book _____, page _____ said Register's Office, having been previously conveyed to Jack Lee Hickox and wife, Deanna Hickox, by deed from James R. Littrell and wife, Janice G. Littrell, of record in Book 4824, page 307, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 3405, page 286 said Register's Office, and to any and all easements and setback requirements as set forth on the above plan of record.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 20,184.48

Subscribed and sworn to before me, this the 24 day of June 19 75

Affiant X Betty Vantrease

My commission expires: October 19, 1976 (Affix Seal)

Notary Public Helen Hall Steele

This is unimproved ( ) improved (X) property, known as 1403 Bain Drive, Madison, Tenn.
(House Number) (Street) P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee her (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except as noted above.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee her (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 24th day of June, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X [signature]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Helen Maggart, *a Notary Public in and for said County and State,* At Large, Davidson Co. Tenn.
Jack L. Hickox
the within named bargainor....., with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Sumner Co., Tenn. Tennessee,
this 24 th *day of* June, *19* 75

Helen Maggart
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires October 19, 1976

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

.....*Notary Public*

Commission expires .....

JUN 25 75	CONV	22,184.48			
JUN 25 75	S'TAX		A*	57.72	
JUN 25 75	PR'FEE		A*	.50	
JUN 25 75	W'DEED		A*	4.00	* 62.22

WARRANTY DEED

FROM
Jack Lee Hickox
TO
Betty Vantrease

D 0 4 3 8 2

IDENTIF. REFERENCE

JUN 25 2 51 PM '75

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115