This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

Information furnished by Seller

# WARRANTY DEED

BOOK 4928 PAGE 132

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James M. Hicks, et ux (NAME) | Fidelity Mortgage Company (NAME) | |
| 940 Gale Lane Unit 132 (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 1236 (STREET ADDRESS) | 118-5A |
| Nashville, TN 37204 (CITY) (P. O. ZONE) (STATE) | Jackson, MS 39205 (CITY) (ZONE) (STATE) | 42 PW |

*For and in Consideration of the sum of* ----$10---- ----Ten and no/100---- *DOLLARS*

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged including the assumption of balance due on a note secured by deed of trust of record in Book 4711, page 809, Register's Office Davidson County, Tennessee, to secure National Mortgage Company on a note in the original amount of $18,500.00 dated the 25th day of May, 1973, Union Planters National Bank of Memphis, Trustee. Said note and deed of trust has been assigned to Fidelity Mortgage Company of Jackson, Mississippi, of record in Book 4869, page 320, Register's Office Davidson County, Tennessee.

I, Alice L. Burton, unmarried

*have bargained and sold, and by these presents do transfer and convey unto the said* James M. Hicks, Jr., and wife Carolyn M. Hicks

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a certain building, site, or lot, designated at No. 11-D and further identified as Parcel No. 42, on Property Map No. 118-5-A as shown on the Revised Plan of St. Martin Square, as of record in Book 4460, page 186, Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Alice L. Burton, unmarried, by deed from, St. Martin, Inc., a Tennessee corporation, of record in Book 4711, page 807, Register's Office Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,424.76

Affiant

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

Notary Public

My commission expires: 7/3/76
(Affix Seal)

This conveyence of said property is made expressly subject to the following:
1. Said premises are restricted by all the requirements, easements, conditions, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interest of other owners within St. Martin Square, and including also the requirement that all owners of lots within St. Martin Square be member of the St. Martin Square Association subject to assessment for the payment of costs incident to the maintenance of Common Areas, exterior maintenance of the buildings belonging to the members and the administrative expenses of the Association, and providing for a lien to secure the payment thereof, which is secondary to any first mortgage as contained in an instrument executed by St. Martin, Inc., dated May 22, 1972, and recorded in Book 4611, page 682, and as amended in Book 4710, page 244, Register's Office for Davidson County, Tennessee, which said instruments are included in this deed by reference and made a part hereof the same as though copied fully herein.
2. Easements, access limitations, conditions of the owners certificate, and dedication of Common Areas as shown on the Revised Plan of St. Martin Square, of record as aforesaid.
3. The fee title herein conveyed shall not extend beyond the individual lot line, or upon any road, walkway, parks, playgrounds, or other common property, and the fee title to such common property (designated Common Area on the Revised Plan of St. Martin Square) is vested in St. Martin Square Association for the common enjoyment of all residents in St. Martin Square.

4. Taxes for the current year which have been prorated and assumed by the Grantees herein.



unimproved ( )
This is improved ( X ) property, known as Unit 132, 940 Gale Lane, Nashville, Tennessee 37204
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* James M. Hicks, Jr., and wife Carolyn W. Hicks *their heirs and assigns, forever.*

*And* I *do covenant with the said* James M. Hicks, Jr., and wife Carolyn W. Hicks *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except deed of trust assumed above.

*And* I *do further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James M. Hicks, Jr., and wife Carolyn W. Hicks, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* [illegible] *day of* June, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alice M. Burton

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State, the within named*

Alice L. Burton

*the bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 30 *day of* June, *19* 75.

, *Notary Public.*

*Commission Expires* 2/5/77

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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*STATE OF*
*COUNTY OF*

*Personally appeared before me,* , *a Notary Public in and for said County and State, the within named*

*the 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*, *this day of*, *19*.

, *Notary Public.*

*Commission Expires*

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*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*

# WARRANTY DEED

FROM

Ann Y Butler

TO

Ann M Shuford

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

00057

JUL 1 10 21 AM '75

REGISTER'S OFFICE
DAVIDSON COUNTY, TENNESSEE

RECEIVED FOR REFERENCE

JUL-15
JUL-15 STATE TAX
JUL-15 RECORDING FEE
JUL-15

CCNV

1942.76

A**
A**
8.00 *

50.44
.50

58.94

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