This instrument prepared by: Thomas E. Stewart, Attorney at Law,
223 Madison Street, Madison, Tennessee

WARRANTY DEED

BOOK 5013 PAGE 476

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRANK E. HICKS, ET UX	Dobson & Johnson, Inc.	
(NAME)	(NAME)	
406 Fannin Drive	311 Plus Park Boulevard	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn. 37072	Nashville, Tennessee	GO 13161
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming a certain unpaid indebtedness of record in Book 4752, page 330, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold grantors harmless from same,

JAMES STEPHEN STROUD AND WIFE, DOROTHY LOUISE STROUD,

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

FRANK E. HICKS AND WIFE, PEGGIE HICKS, their

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

Land in Davidson County, Tennessee, being Lot No. 57 in Mansker Heights Subdivision, Section 2, as shown on plan of record in Book 3106, page 43, Register's Office for said County, and more particularly described as follows:

Said Lot No. 57 fronts 61.56 feet on the southeasterly margin of Fannin Drive and runs back between lines measuring 308.4 feet on the north and 158.4 feet on the west to a rear line measuring 299.6 feet.

Being the same property conveyed to James Stephen Stroud and wife, Dorothy Louise Stroud, by deed from James G. Harris and wife, Barbara A. Harris, of record in Book 4889, page 396, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 32,837.14

Subscribed and sworn to before me, this the 1st day of April 19 76

Affiant Frank E Hicks

My commission expires: 2/18/80 (Affix Seal)

Notary Public Wade J. Mathieson

This is improved (XX) unimproved ( ) property, known as 406 Fannin Drive, Goodlettsville, Tn. 37072
(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

grantees, their

(successors), heirs and assigns forever. We *covenant that* we are *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 appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 1st *day of* April, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Stephen Stroud

Dorothy Louise Stroud

BOOK 5013 PAGE 477

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES STEPHEN STROUD AND WIFE, DOROTHY LOUISE STROUD the within named bargainor S., with whom I am personally acquainted, and who acknowledged that ther executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison Tennessee this 1st day of April, 19 76

Commission expires 2/18/80 Notary Public.

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.....

APR-8 76 CONV 32,832.1
APR-8 76 S'TAX B* 85.28
APR-8 76 PR'FEE B* .50
APR-8 76 W'DEED B* 4.00 * 89.78

WARRANTY DEED

FROM

JAMES STEPHEN STROUD, ET UX

TO

FRANK E. HICKS, ET UX

D 43751

IDENTIF. REFERENCE

APR 8 9 30 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115