This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5169 PAGE 369

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vince J. Hicks, et ux	First & Mid-So. Mtg. Co.	Map 148-6
(NAME)	(NAME)	
3812 East Ridge Drive	P. O. Box 2568	Parcel 42
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn.	Nashville, Tenn. 37219	5DU-2116
(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 by Vince J. Hicks and wife, Deborah G. Hicks and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Clara Sullivan Rainey, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Vince J. Hicks and wife, Deborah G. Hicks,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Murray Heights, as of record in Book 2663, page 37, Register's Office for said County.

Said Lot No. 46 fronts 79.3 feet on the east side of East Ridge Drive and runs back between lines, 232.6 feet on the north line and 266.95 feet on the south line to a dead line in the rear on which it measures 115 feet.

Being the same property conveyed to Clara Sullivan Rainey by deed to her and her husband, Will A. Rainey, from Cecil A. Young and wife, Mary E. Young, of record in Book 4575, page 630, Register's Office for Davidson County, Tennessee, the interest of said former husband, Will A. Rainey having been divested from him and vested in the said Clara Sullivan Rainey by divorce decree of the Circuit for said County and State, Case No. 83444 entered in Minute Book 33B, page 958, in the Clerk's Office for said County, subject to a certified copy of which is of record in Book 5127, page 638, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2706, page 329; and easements, building setback line and owner's certificate, as shown on plan of record in Book 2663, page 37, 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 $ 28,500.00

Subscribed and sworn to before me, this the 8th day of July 19 77

Affiant ✓ Vince Hicks

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ensley

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 3812 East Ridge Drive (House Number) (Street) Nashville, Tennessee 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

Vince J. Hicks and wife, Deborah G. Hicks,

their *(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 for 1977 taxes which are prorated and assumed by the purchasers.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Vince J. Hicks and wife, Deborah G. Hicks,

their

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

Witness my *hand this* 8th *day of* July, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clara Sullivan Rainey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Clara Sullivan Rainey

the within named 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* 8th *day of* July, *19* 77

Mary Ensey *Notary Public*

Commission expires 4/21/80

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO. 2755
FIRST
NASHVILLE, TN

WARRANTY DEED

FROM
Clara Sullivan Rainey
TO
Vince J. Hicks, et ux

JUL 11 77 CONV 28,500.00
JUL 11 77 S'TAX B* 74.10
JUL 11 77 PR'FEE B* .50
JUL 11 77 W'DEED B* 4.00 * 78.60

E 13671

IDENT. REFERENCE

JUL 11 12 26 PM '77

REGISTER
DAVIDSON CO. TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238