This instrument prepared by: Homer R. Ayers, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

BOOK 5184 PAGE 74

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DANNY E. HICKS, ET UX	SAME	23-
(NAME) Lickton Pike, Rt. 4	(NAME)	Par. 73
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tn. 37072	(STREET ADDRESS)	
(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,

MILDRED M SEARS, widow, hereinafter referred to as Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said DANNY E. HICKS AND WIFE,
TWILA K. HICKS, hereinafter referred to as Grantees, their

(successors), heirs and assigns,

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

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey and plat made by A. L. Nimmo, June 19 and 20, 1959, as follows:
BEGINNING at a point in the center line of Lickton Pike in the north line of a tract conveyed to Frank R. Tinnon and wife, by deed from Charles T. Galbreath and wife, of record in Book 2926, page 517, Register's Office for said County; thence with the center line of said Pike, South 10 deg. west 264 feet more or less to a point; thence South 79 deg. east 4.26 chains to the center of Whites Creek; thence with the center of said Creek, North 13 deg. east 4 chains; thence North 78 deg. west 5 chains to the point of beginning.

Being the same property conveyed to A. B. Sears and wife, Mildred J. Sears, by deed from Lester E. Baker and wife, Dorothy M. Baker, of record in Book 4190, page 620, Register's Office for Davidson County, Tennessee; the said A. B. Sears having since died, property now vests solely in Mildred J. Sears.

The said Mildred J. Sears and Mildred M. Sears being one and the same person.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Subscribed and sworn to before me, this the 12th day of August, 19 77

Affiant

My commission expires: 9-12-78 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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. 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 appears of record.

I *further covenant and bind* myself, my *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 my *hand this* 12th *day of* August, 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.*

Mildred M. Sears
Mildred M. Sears

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILDRED M. SEARS, widow

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 Goodlettsville, Tennessee, this 12th day of August, 19 77

Judy P Allen
Notary Public

Commission expires 9-12-78

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.....

Mail: Bank of Goodlettsville
Goodlettsville, Tn. 37072

WARRANTY DEED

FROM

MILDRED M. SEARS, widow

TO

DANNY E. HICKS, ET UX

AUG 15 77 CONV 32,500.00
AUG 15 77 S TAX B* 84.50
AUG 15 77 PR FEE B* .50
AUG 15 77 W DEED B* 4.00 * 89.00

E 20412

IDENTIF. REFERENCE

AUG 15 1 52 PM '77

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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