This instrument prepared by:
Thomas J. Stack, Jr., Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5451 PAGE 208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe Hickman et ux	First Tennessee Bank N. A. Memphis	Map 161-5
(NAME)	(NAME)	
771 Huntington Parkway	P. O. Box 474	Parcel 58
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Memphis, Tennessee 38101	
(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 Joe Hickman and wife, Brenda Hickman and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged; and for a further consideration the said Joe Hickman and wife, Brenda Hickman have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $34,800.00, secured by Deed of Trust of record in Book 5316, page 578, Register's Office of Davidson County, Tennessee,

We, Edward J. Hermanson and wife, Rita B. Hermanson,

have this day bargained and sold, and do hereby transfer and convey unto the said Joe Hickman and wife, Brenda Hickman,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Huntington Park, Section One, as of record in Book 4175, page 10, Register's Office for said County.

Said Lot No. 7 fronts 75.0 feet on the northeasterly margin of Huntington Parkway, and runs back between lines 160.37 feet on the northwesterly line, and 160.35 feet on its southeasterly line, to a line in the rear, on which it measures 75.0 feet.

The above described property was conveyed to Edward J. Hermanson and wife, Rita B. Hermanson, by deed from Jennings Harold Lane and wife, Betty Faye Lane of record in Book 5316, page 576, said Register's Office.

This conveyance is subject to a 30-foot minimum building setback line from Huntington Parkway, and a 10-foot easement for public utility and drainage purposes along the rear line of said lot, and a 5-foot drainage easement along the southeasterly line of said lot, and an easement for a 75-foot TVA right of way for a Transmission line across the rear of said lot; and Restrictive Covenants contained in an instrument of record in Book 4225, page 778, 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 $ 46,800.00

Subscribed and sworn to before me, this the 15th day of June 19 79

Affiant Joe P. Hickman

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

Notary Public Mary Ensley

NOTARY PUBLIC STATE AT LARGE

This is unimproved ( ) improved (XX) property, known as 771 Huntington Parkway, Nashville, Tennessee
(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 Joe Hickman and wife, Brenda Hickman, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joe Hickman and wife, Brenda Hickman, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 15th day of June, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward J. Hermanson

Rita B. Hermanson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Edward J. Hermanson and Rita B. Hermanson

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

Witness my hand and official seal at Nashville, Tennessee *this* 15th *day of* June, *19* 79

Mary Emery
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE

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 .....

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WARRANTY DEED

236236

FROM

Edward J. Hermanson et ux

TO

Joe Hickman et ux

F. 35058

IDENTIF. REFERENCE

JUN 18 1 48 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5451 PAGE 210

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			46800.00- CO	
			121.68 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 126.18-	
0147A06/18/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 35058

IDENTIF. REFERENCE

JUN 18 1 48 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 691062