This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5489 PAGE 36

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Geoffrey S. Hicks and wife, Pat P. Hicks (NAME) | Third National Mortgage Company (NAME) | 130-2-91 |
| 404 Leake Avenue (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2628 (STREET ADDRESS) | |
| Nashville, Tennessee 37205 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Geoffrey S. Hicks and wife, Pat P. Hicks and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Janet S. Grant, unmarried

*have this day bargained and sold, and do hereby transfer and convey unto the said* Geoffrey S. Hicks and wife, Pat P. Hicks *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 2 on the Plan of Country Club Land Company's Subdivision as of record in Book 3300, page 21, Register's Office for Davidson County, Tennessee. Beginning at an iron pin on the northerly margin of Leake Avenue at the southeast corner of Lot No. One on said Plan; thence with the line between said Lots Nos. 1 and 2, north 16 deg. 30' east 400 feet to an iron pin at the northeast corner of said Lot No. One; thence south 69 deg. 02' east 85.7 feet; thence south 4 deg. 30' east 437 feet to an iron pin on the northerly margin of said Avenue; thence with same, north 74 deg. 07' west 93.8 feet and north 69 deg. 02' west 149 feet to the beginning.

Being the same property conveyed to Richard A. Grant, Jr. and wife, Janet S. Grant by deed from Jerome E. Hutchens and wife, Eva R. Hutchens as of record in Book 4734, page 564, said Register's Office, the said parties having since divorced and property was vested in Janet S. Grant by divorce decree of record in Book 5027, page 198, said Register's Office.

This conveyance is subject to a 88-foot building setback line from Leake Avenue and conditions of Owner's Certificate of record in Book 3300,page 21, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $147,500.00

Subscribed and sworn to before me, this the 24th day of August 1979.

Affiant Geoffrey S. Hicks

My commission expires: 8-12-81 (Affix Seal)

Notary Public Doris E. [illegible]

This is improved (XX) unimproved ( ) property, known as 404 Leake Avenue, Nashville, Tennessee 37205
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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.*

*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.*

*Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.*

*Witness our hands this* 24th *day of* August *1979, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Janet S. Grant

Janet S. Grant

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Doris E. Moran, *a Notary Public in and for said County and State,* Janet S. Grant, unmarried

*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* 24th *day of* August, *19*79

Doris E. Moran, Notary Public

DORIS E. MORAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*Commission expires* 8-12-81

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* .....

7314

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Janet S. Grant

TO
Geoffrey S. Hicks and wife,
Pat P. Hicks

F 4 8 6 1 4

IDENTIF. REFERENCE

AUG 27 1 59 PM '78

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

RECEIVED OF _____

FOR BOOK 5489 PAGE 38

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 147500.00- | CO |
| | | | 383.50 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CHECK 390.00- |
| 7314408/27/79 | | | | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 48614

IDENTIF. REFERENCE

Aug 27 1 59 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 707735