| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| James A. Hickson and wife, Susan Hickson | Lomas and Nettleton Company | 59-11-60 |
| (NAME) | (NAME) | |
| 3840 Cravath Drive | P.O. Box 62923 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) BOOK 5942 PAGE 426 | |
| Nashville, Tennessee 37207 | Virginia Beach, VA 23462 | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of Forty-Nine Thousand Dollars ($49,000.00)----------

----------DOLLARS

of which Five Thousand Dollars ($5,000.00) is cash in hand paid at closing, the receipt of which is hereby acknowledged and the balance consisting of the assumption of a first mortgage of record in Book 4240, page 3865, Register's Office of Davidson County, Tennessee, and the execution of a note secured by a deed of trust in the amount of Twenty-Two Thousand Three Hundred Ninety-Seven Dollars and 10/100 ($22,397.10) by purchasers hereof.

Patricia A. Claybrooks, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said James A. Hickson and wife, Susan Hickson

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 323 on the Plan of Haynes Manor, Section 2, as of record in Book 3700, page 88, as corrected in Book 4091, page 259, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point in the northeasterly margin of Cravath Drive, common front corner of Lots Nos. 323 and 324; thence with said margin of said Drive, northwestwardly 80.98 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve, northeastwardly 39.27 feet to a concrete monument in the southeasterly margin of Rowan Drive; thence with said margin of said Drive 94.59 feet to a point, passing a witness monument at 75.6 feet, the northeast corner of the subject lot; thence south 43° 48' east 99.51 feet to a point; thence southwestwardly 133.3 feet, passing a witness monument at 20.0 feet, to the point of beginning, and measuring 98.9 feet between the two witness monuments on the witness line.

BEING the same property conveyed to Patricia A. Claybrooks by deed from Allen J. Orange, an unmarried man of record in Book 4970, page 816, Register's Office for Davidson County, Tennessee.

Grantor conveys the above property subject to the lien of current year's taxes.

unimproved ( )
This is improved (X) property, known as 3840 Cravath Drive (House Number) (Street)
Nashville, Tennessee 37207 (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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 29th day of September, 19 82.

Patricia A. Claybrooks

PATRICIA A. CLAYBROOKS, Unmarried

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5942 PAGE 427

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Patricia A. Claybrooks, unmarried

the 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 27th day of September, 1982.

My commission expires January 14, 1985 Notary Public Jessie B. Chenard

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 49,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James R. Hickson

Sworn to and subscribed before me this 27th day of September, 1982

My commission expires January 14, 1985 Notary Public Jessie B. Chenard

WJM
This instrument was prepared by:
WOODS, BRYAN, WOODS & WATSON, 121 17th Avenue South, Nashville, TN 37203
Name Address

H 10282

IDENTIF. REFERENCE

WARRANTY DEED

FROM Patricia A. Claybrooks, Unmarried

TO James A. Hickson and wife, Susan Hickson

Sep 28 9 59 AM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

1172 09/28/82 13.20 CHECK

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR BOOK 5942 PAGE 428

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 49000.00- CO | |
| | | | 127.40 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 133.90- | |
| | | | 117240 09/28/82 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H I 0 2 8 2

IDENTIF. REFERENCE

SEP 28 9 59 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 901962