THIS INSTRUMENT PREPARED BY: Vicky V. Klein, Attorney at Law
907 Two Mile Parkway, Building E
Goodlettsville, TN 37072

BOOK 6212 PAGE 4

WARRANTY DEED

ADDRESS NEW OWNER(S)S AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK E. HICKS, ET UX 2004 Graceland Drive Goodlettsville, TN 37072	SAME	P/O Map 12 Parcel 11

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, CONTINENTAL LAND GROUP, INC., hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said FRANK E. HICKS AND WIFE, PEGGIE L. HICKS, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT NO. 3: Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated December 28, 1983, and known as Job No. 83-169-2 as follows:

Beginning at an iron pin located on the northeast corner of a tract of land owned by Gary Michael Bennett, et ux, identified as Lot No. One on the Plan of the Division of Continental Land Group, Inc., property as of record in Plat Book 5190, page 763, Register's Office for Davidson County, Tennessee; thence N 68° 41' 59" W 20.20 feet more or less to an iron pin; thence N 18° 01' 35" E 122.30 feet to an iron pin; thence N 55° 32' 20" W 234.16 feet to an iron pin; thence S 36° 53' 13" W 182.11 feet to an iron pin; thence S 18° 56' 21" W 262.08 feet to an iron pin; thence S 12° 42' 19" E 17.11 feet to an iron pin; thence S 34° 37' 38" W 111.47 feet to a concrete monument on the northerly margin of Baker Road; thence along the northerly margin of Baker Road S 39° 00' 16" E 132.06 feet to an iron pin; thence N 29° 14' 29" E 780.5 feet to a point; thence N 26° 13' 31" E 187.19 feet to a point in a fence row; thence S 74° 54' 40" E 498.36 feet to a point; thence S 27° 28' 20" W 435.33 feet to an iron pin; thence S 9° 23' 25" W 23.36 feet to the point of beginning, containing 5.86 acres, more or less.

Being a portion of the same property conveyed to Continental Land Group, Inc., by deed of record in Book 6071, page 339, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said Grantees, their (successors), heirs and assigns forever, it covenants that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

It further covenants and binds itself, its 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 the 30 day of December, 1983, the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.

CONTINENTAL LAND GROUP, INC.

By: Tom Sherrill
Tom Sherrill, President

5350 01/11 52.26- CHECK
19786 RECEIVED
IDENTIF. REFERENCE
JAN 11 9 21 AM '84
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared TOM SHERRILL, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the CONTINENTAL LAND GROUP, INC., the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing isntrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal this the 30 day of December 1983.

Carolyn F. Waddey
NOTARY PUBLIC

My commission expires: 4/21/85

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater ~~for this transfer~~ is $17,580.00.

Frank E. Hee
AFFIANT

Sworn to and subscribed before me
this 30 day of December, 1983.

Carolyn F. Waddey
NOTARY PUBLIC

My commission expires: 4/21/85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

17560.00- CAMT.
45.76 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 52.26-
5350ACI/11/84 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 6 7 8 6

IDENTIF. REFERENCE

JAN 11 9 21 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 5795