NOTARIZE

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Address New Owner as follows:	Send tax bills to:	Map & Parcel
C. Hugh Hicks etux P.O. Box 150853 Nashville, TN 37215	Security Federal P. O. Box 150809 Nashville, TN 37215	Map 149 Parcel 142 2D-19420

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, Bettie P. Kirkland, a single person, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said C. Hugh Hicks and wife, Rhonda R. Hicks, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, March 29, 1961, as follows:

Beginning in the center of Old Rural Hill Road at the Northwest corner of the property conveyed to M. W. York and wife, by deed from W. S. Blackwell and wife, of record in Book 1848, page 325, Register's Office for said county; thence with the center of said road, N 11 degrees 15' E 149 feet to the southwest corner of the property conveyed to Pollard C. Blackwell and wife, by deed from W. S. Blackwell and wife, of record in Book 1432, page 384, as corrected by deed of record in Book 1627, page 477, said Register's Office; thence with the line of said Blackwell property, S 68 degrees 30' E. 226.7 feet and N 60 degrees E 361.4 feet to the westerly line of the property conveyed to Irby S. Campbell and wife, by deed from W. S. Blackwell and wife, of record in Book 1432, page 364, as corrected by deed of record in Book 1627, page 473, said Register's Office; thence with said line, S 23 degrees E 252.5 feet to the northwesterly line of the Anderson property; thence with the line of said Anderson property, S 56 degrees 15' W 62 feet and S 32 degrees W 153 feet to an iron pin at the northeast corner of the property conveyed to W. S. Blackwell and wife, by deed from James Roy Hedgepath and wife, of record in Book 2995, page 276, said Register's Office; thence with the northerly line of said Blackwell property, N 68 degrees 30' W 328.6 feet to an iron pin, said Blackwell's northwest corner; thence S 16 degrees W 75 feet to the northerly line of said York property; thence with said line, N 68 degrees 30' W 211.5 feet to the beginning.

Being the same property conveyed to Richard Eugene Kirkland, Sr. and wife, Bettie P. Kirkland, by deed from Margaret Hedgepath, of record in Book 5178, page 51, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to a 12 foot easement for access road which is of record in Book 2995, page 276, said Register's Office.

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 5178, page 53, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

12/11 110.50- CHECK

This is improved property known as 1164 Rural Hill Road, Antioch, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said C. Hugh Hicks and wife, Rhonda R. Hicks, their heirs and assigns forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good right to convey it and that the

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same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 5th day of December, 1984.

Bettie P. Kirkland
Bettie P. Kirkland

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bettie P. Kirkland, a single person, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 5th day of December, 1984.

M. Lee Barrett
NOTARY PUBLIC

My commission expires: October 19, 1986.

M. LEE BARRETT, JR. NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

x Bettie P. Kirkland
Affiant

Subscribed and sworn to before me this the 5th day of December, 1984.

M. Lee Barrett
NOTARY PUBLIC

My commission expires: October 19, 1986

M. LEE BARRETT, JR. NOTARY PUBLIC

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

RUSH

IDENTIF. REFERENCE

DEC 11 1 39 PM 1984

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN

1:6 9 1:9 9

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

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
4266A12/11/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.6.9 I.9.9.

IDENTIF. REFERENCE

DEC 11 1 35 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92118