BOOK 6675 PAGE 95

Boo1

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $88,682.58

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 19 85

Notary Public

MY COMMISSION EXPIRES: 11-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GARY B. FISHER, ATTORNEY AT LAW, 494 BELL ROAD, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven W. Hicks (NAME)	Amsouth Mtg. Co. (NAME)	136-03
109 Hide-A-Way Ct. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	47
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	2D 60652

FOR AND IN CONSIDERATION OF THE SUM 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, WE, William B. Yeager, Jr. et ux, Ann W. Yeager

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven W. Hicks et ux, Bonnie J. Hicks

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Priest Lake Park Section 4, of record in Book 4460, Page 15, 16 & 17, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to William B. Yeager, Jr. et ux, Ann W. Yeager by deed from Richard D. Beegle, of record in Deed Book 5810, Page 686, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Eagle Mortgage Company of record in Book ...., Page ...., said Register's Office with a present unpaid balance of approximately $62,682.58, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Ann W. Yeager by William B. Yeager, Jr. as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book ....., Page ....., in the Register's Office for Davidson County, Tennessee.

This is { } unimproved { } improved property, known as 109 Hide-a-Way Ct. Nashville, TN 37217
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 30th day of September, 19 85

Ann W. Yeager Ann W. Yeager William B. Yeager, Jr.

by: William B. Yeager, Jr. William B. Yeager, Jr.
William B. Yeager, Jr., Attorney In Fact

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William B. Yeager, Jr.

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 19 85.

Gary B Fisher Notary Public

Commission Expires 11-1-87

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Ann W. Yeager et ux,

TO
Steven W. Hicks et ux, Bonnie J. Hicks

IDENTIFICATION REFERENCE

4-2-56

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
OCT 2 46 AM '85

GARY B. FISHER
ATTORNEY AT LAW
SUITE 12 VILLAGE SQUARE CENTER
494 BELL ROAD
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September 1984, before me personally appeared William B. Yeager, Jr. to me known to be the person who executed the foregoing instrument in behalf of Ann W. Yeager and acknowledged that he executed the same as the free act and deed of the said Ann W. Yeager, through Power of Attorney granted him by the said Ann W. Yeager.

Commission expires: 11-1-87

Gary B Fisher
Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6675 PAGE 97

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

88682.58- CAMT.
230.62 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 237.12-
3821A10/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42158

IDENTIFICATION REFERENCE

Oct 4 2 46 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 179366