THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

Mail

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Wallace Porter Mitchell 1574 Springfield Highway Goodlettsville, TN. 37072	Same as new owner	Map 7 Parcel 33 10D-21015

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, PAUL RAYMOND HICKS and RUTH HICKS APPLE, individually and Co-Executors of the Estate of Burnettie Lee Hicks, deceased, EDITH CHRISTINE KLEAM and MARY FRANCES GIGLIOTTO FIORI, as the only heirs-at-law of BURNETTIE LEE HICKS, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said WALLACE PORTER MITCHELL, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 20th Civil District of Davidson County, Tennessee, described according to a survey dated October 24, 1985, by Ray G. Cole, Surveyor No. 924, as follows:

BEGINNING at an iron pin in the southwesterly margin of Highway 41, a corner to the property of Terry L. Elmore; thence with the fence row in the line of Elmore, South 33° 08' 52" West 465.67 feet to an iron pin in the northeasterly margin of Old Dickerson Road; thence with said margin of said road, North 44° 17' 02" West 354.83 feet to a point; thence North 40° 52' 32" West 91.14 feet to an iron pin, a corner to B. L. Snoddy; thence with a fence row, in the line of Snoddy, North 45° 48' 57" East 225.15 feet to an iron pin, a corner to B. L. Snoddy and R. A. Tatum; thence with the line of Tatum, South 46° 24' 28" East 226.71 feet to an iron pin; thence North 39° 51' 24" East 207.10 feet to an iron pin in the southwesterly margin of Highway 41; thence with the said margin of Highway 41, South 48° 12' 32" East 138.99 feet to the point of beginning and containing 3.011 acres, more or less.

Being the same property conveyed to George Dillard Hicks, Sr. and wife, Burnettie Lee Hicks, by deed from Henry B. Baker and wife, Mary Elizabeth Baker, of record in Book 4063, page 799, Register's Office for Davidson County, Tennessee. George Dillard Hicks died on June 29, 1979 and the said property became vested in his surviving spouse, Burnettie Lee Hicks, in fee simple. And, Burnettie Lee Hicks died, testate, a citizen and resident of Davidson County, Tennessee and by the terms of her will filed in Will Book 152, page 538, in the office of the Probate Court Clerk

for Davidson County, Tennessee in the case of the estate of Burnettie Lee Hicks, deceased, Docket No. 77301, the said property became vested in Paul Raymond Hicks, Ruth Hicks Apple, Edith Christine Kleam and Mary Frances Gigliotto, the same being the only children borne to Burnettie Lee Hicks during her life time, her next of kin, and her only natural heirs-at-law. Mary Frances Gigliotto having divorced and remarried, is one and the same person as Mary Frances Gigliotto Fiori.

This instrument is executed by Edith Christine Kleam and Mary Frances Gigliotto Fiori by their lawful attorneys-in-fact, Paul Raymond Hicks and/or Ruth Hicks Apple, by instruments being filed for record simultaneously herewith.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And We, the GRANTORS do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except 1986 State and County taxes, a lien, but not yet due and payable, prorated between the parties and assumed in full by the Grantee.

And We, the GRANTORS do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 7th day of January, 1986.

Paul Raymond Hicks
PAUL RAYMOND HICKS,
individually and Co-Executor
of estate of Burnettie Lee Hicks

Ruth Hicks Apple
RUTH HICKS APPLE
individually and Co-Executor
of estate of Burnettie Lee
Hicks

Edith Christine Kleam
Edith Christine Kleam
EDITH CHRISTINE KLEAM
By: Paul Raymond Hicks and
Ruth Hicks Apple, as
Attorney-in-fact

Mary Frances Gigliotto Fiori
Mary Frances Gigliotto Fiori
MARY FRANCES GIGLIOTTO FIORI
By: Paul Raymond Hicks and
Ruth Hicks Apple, as
Attorney-in-fact

6731-0

IDENTIFI REFERENCE

JAN 9 9 09 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL RAYMOND HICKS and RUTH HICKS APPLE, individually and as Co-Executors of the estate of Burnettie Lee Hicks, deceased, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 7th day of January, 1986.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 7th day of January, 1986, before me, personally appeared PAUL RAYMOND HICKS and RUTH HICKS APPLE, to me known to be the person who executed the foregoing instrument in behalf of EDITH CHRISTINE KLEAM, and acknowledged that they executed the same as the free act and deed of the said EDITH CHRISTINE KLEAM.

WITNESS my hand and official seal at Goodlettsville, Davidson County, Tennessee.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 7th day of January, 1986, before me, personally appeared PAUL RAYMOND HICKS and RUTH HICKS APPLE, to me known to be the person who executed the foregoing instrument in behalf of MARY FRANCES GIGLIOTTO FIORI, and acknowledged that they executed the same as the free act and deed of the said MARY FRANCES GIGLIOTTO FIORI.

WITNESS my hand and official seal at Goodlettsville, Davidson County, Tennessee.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $80,500.00.

Wallace Porter M. Powell
Affiant

Sworn to and subscribed before me, this the 7th day of January, 1986.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

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

RECEIVED OF _____

FOR _____

BOOK 6758 PAGE 708

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

6050.00- CAMT.
209.30 CSTAX
.60 PRBF
9.00 MDED
CHECK 210.90-
4035A01/09/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.7.3 1-0

IDENTIFICATION REFERENCE

JAN 9 9 09 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 208831