B0419

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James L. Hicks and wife (NAME)	FBS Mortgage Corporation (NAME)	160-9-32
5540 Hillview Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1199 (STREET ADDRESS)	Field Book OH-16954
Brentwood, TN 37027 (CITY) (STATE) (ZIP CODE)	Minneapolis, Minnesota 55440 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6944 PAGE 437

For and in consideration of the sum of one hundred sixty-six thousand and no/100------ DOLLARS

cash in hand paid and other good and valuable considerations the recept and sufficiency of which is hereby acknowledged, including the grantees express agreement to assume and pay the unpaid balance of that certain note secured by deed of trust in favor of Glacier Lakes Mortgage as of record at Book 6449, page 813, Register's Office for said County, and grantees below evidencing this covenant,

WE, A. J. Wells and wife, Patsy L. Wells, the grantors

have bargained and sold, and by these presents do transfer and convey unto the said James L. Hicks and wife, Sharon J. Hicks

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

Being Lot No. 42 on the Plat of Oak Hill Estates, Section 3, of record in Plat Book 4860, pages 3, 4, and 5, Register's Office for said County, to which reference is made for a more complete description of said Lot.

Being all the same property conveyed to A. J. Wells and wife, Patsy L. Wells by deed from James L. Brown and wife, Barbara J. Brown of record in Book 6449, page 810, Register's Office for said County.

This conveyance is subject to 1986 property taxes, restrictive covenants of record at Book 5010, page 245, to the limitations shown on said plan of record at Plat Book 4860, page 3, 4, and 5, and to the beforementioned assumed deed of trust at Book 6449, page 813, all recording references to Davidson County Register's Office.

The escrow account and insurance policy held in connection with said note and deed of trust are also hereby transferred and conveyed to said grantees.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
AUG 8 | 11 PM '86
IDENTIFICATION REFERENCE
29895

( ) This is improved (X) property, known as 5540 Hillview Drive (House Number) (Street)

Brentwood, TN 37027 (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 7th day of August, 19 86.

A. J. Wells

James L. Hicks

Patsy L. Wells

Sharon J. Hicks

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, Ruth Randolph, a Notary Public of said county, A. J. Wells and wife, Patsy L. Wells, and James L. Hicks and wife, Sharon J. Hicks

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 7th day of August, 1986.

Ruth Randolph
NOTARY PUBLIC

My commission expires: 4-17-88

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of 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 President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
NOTARY PUBLIC

My commission expires:

_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 166,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James L. Hicks

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

My commission expires 4-17-88 Notary Public Ruth Randolph

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN. 37215
Name Address

WARRANTY DEED

FROM

A. J. Wells and wife,

Patsy L. Wells

TO

James L. Hicks and

wife, Sharon J. Hicks

Ticor Title Ins.

044 002114

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

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

BOOK 6944 PAGE 439

RECEIVED OF _____

FOR _____

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

1660[illegible].00- CONT.
464.00 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 471631-
8089A08/08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29895

IDENTIFICATION REFERENCE

AUG 8 | 11 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 281219