Filed 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Michael R. Hicks, unmarried 2919 Dunmore Drive Nashville, TN 37214	Security Financial & Mort. Corp. 1611 Des Peres Road, Suite 320 St. Louis,- Missouri 63131	96-10 225 3D259408

WARRANTY DEED

BOOK 7001 PAGE 932

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Linda Fitts Sullivan, Guardian for April Nicole Ferguson & Joseph Allen Sullivan,** have bargained and sold, and by these presents do transfer and convey unto the said **Michael R. Hicks, unmarried,** the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 380 on the Map of Cloverhill Subdivision, Section VII as of record in Book 2133, page 92, Register's Office for Davidson County, Tennessee.

SAID Lot No. 300 fronts 70 feet on the southerly margin of Dunmore Drive and extends back 198.7 feet on the westerly line and 188.8 feet on the easterly line to a deed line in the rear measuring 71.0 feet thereon.

BEING the same property conveyed to Brenda G. Ferguson by deed from David M. Ferguson of record in Book 5763, Page 268, and by Divorce Decree of record in the Circuit Court for Davidson County, Tennessee unto Docket No. 80D-3227. The said Brenda G. Ferguson having since died without a will leaving as her only heirs at law **April Nicole Ferguson and Joseph Allen Luna, now known as Joseph Sullivan** and further by order of Probate Court under Docket No. 74626 Linda Fitts Sullivan was appointed Guardian of the person and estate of the said, **April Nicole Ferguson and Joseph Allen Sullivan** and Ordered to convey the herein described property to the herein named grantee.

5007

IDENTIFICATION REFERENCE

Oct 7 9 01 AM '86

FILED & RECORDED
DAVIDSON COUNTY, TN

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **2919 Dunmore Drive, Nashville, TN 37214**

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 6 day of October, 1986.

Linda Fitts Sullivan, Guardian for April Nicole Ferguson and Joseph Allen Sullivan

Linda Fitts Sullivan,
Guardian for April Nicole Ferguson &
Joseph Allen Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7001 PAGE 933

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Linda Fitts Sullivan, Guardian for April Nicole Ferguson & Joseph Allen Sullivan,** the bargainor(s), 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 at Nashville, Tennessee, this 6 day of October, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 50,900.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF October, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

FILED

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

RECEIVED OF _____

FOR _____

BOOK 7001 PAGE 931

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
			50900.00-	CAMT.
			142.52	CSTAX
			.50	PRFE
			6.00	WDE
				CHECK 149.02-
105:A		10/07/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50077

IDENTIFICATION REFERENCE

Oct 7 9 01 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 303648