BOOK 7163 PAGE 996

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,500.00

Nathaniel Hicklen Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March 1987

Katina Nichols
Notary Public

MY COMMISSION EXPIRES: 9/9/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Nathaniel Hicklen, Jr. (NAME)	Capitol Mortgage Corporation (NAME)	Map 105-11
1900 Thurman Street (STREET ADDRESS OR ROUTE NUMBER)	1100 Kermit Drive, Suite 206 (STREET ADDRESS)	Parcel 247
Nashville, TN 37204 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	06DA22170

FOR AND 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, Mary Ann Mott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathaniel Hicklen, Jr. and wife, Betty Hicklen

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:

BEING a tract of land in the 6th, formerly the 9th, Civil District of said County, being Lot A-2 on the unrecorded subdivision of the Frank St. Charles property described according to a survey made by D. E. Boner, Surveyor, March 8, 1951, and survey by Robert M. Dishner, dated March 13, 1973, as follows:

Beginning at the southwest corner of the property conveyed to Helen Louise Ayers, by deed from Frank St. Charles and wife, as of record in Book 1011, page 82, said Register's Office, said point being 168 feet, more or less, west of the westerly margin of Bransford, formerly Morton Avenue, as measured along the northerly margin of an alley; thence with said alley, north 87 1/2 degrees west 462.5 feet to the easterly margin of Thurman Street; thence with same north 2 1/2 degrees east 82.5 feet; thence south 87 1/2 degrees east 464 feet to the westerly line of Lot No. A-1; thence with same, southwardly 32.5 feet to Ayers' northwest corner, thence with Ayers' westerly line, southwardly 50 feet, in all 82.5 feet to the beginning.

Being the same property conveyed to Mary Ann Mott, unmarried, by deed from Samuel R. Pierce, Jr., of record in Book 7040, page 905, said Register's Office.

0 2 7. 5 2

IDENTIFICATION REFERENCE

MAR 11 10 54 AM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is Unimproved ( ) Improved (XX) property, known as 1900 Thurman Street, Nashville, TN 37204
(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 heir 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 covey 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 my hand this 4th day of March, 1987

Mary Ann Mott

CHK 03/11

538

BOOK 7163 PAGE 997

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 Mary Ann Mott, unmarried, the 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 at Nashville, Tennessee, this 4th day of March, 1987.

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he / they) as such _____ and _____, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Mary Ann Mott

TO

Nathaniel Hicklen, Jr.
Betty Hicklen

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

RECEIVED OF _____

FOR _____

BOOK 7163 PAGE 998

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
			46500.00-	CAMT.
			130.20	MSTAX
	WD		130.20-	MSTAX
			130.20	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 136.70-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

0 2 7 5 2

IDENTIFICATION REFERENCE

MAR 11 10 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55690

void

BOOK 7163 PAGE 999