THIS INSTRUMENT PREPARED BY:
Joseph B. Fitl, Jr., Attorney
First American Center
Nashville, Tennessee 37238
609-7416

BC 135

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John S. Hicks (NAME)	SAME (NAME)	MAP 129-4
224 Haverford Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 42
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 7204 PAGE 237

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ ----------$10.00---------- *Dollars,*

Cash in hand paid by John S. Hicks and wife, Jacqueline J. Hicks and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Anita F. Truitt

have this day bargained and sold, and do hereby transfer and convey unto the said John S. Hicks and wife,

Jacqueline J. Hicks

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the easterly portion of Lot No. 11 and the westerly portion of Lot No. 12 on the Plan of The Bransford Realty Company's Subdivision of a part of Lot No. 10 West Meade Subdivision, of record in Book 547, page 142, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southwesterly margin of Haverford Avenue, said point being the northwesterly corner of the property conveyed to Peggy Easter Whitfield by deed of record in Book 5081, page 369, Register's Office for Davidson County, Tennessee, and said point being further described as 121 feet northwest of the northeast corner of Lot No. 12;

Thence with Whitfield's westerly line southwestwardly 215 feet to a point in the rear line of Lot No. 12;

Thence with the rear lines of Lots Nos. 12 and 13 northwestwardly 150 feet to the southeasterly corner of the property conveyed to Jane F. Rule by deed of record in Book 4536, page 569, Register's Office for Davidson County, Tennessee;

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 161,000.00

Subscribed and sworn to before me this the 15th *day of* April 19 87

Affiant

My commission expires: 5-13-90 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as 224 HAVERFORD AVE. NASHVILLE TN 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 15th *day of* April, *19* 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Anita F. Truitt by Sue Marie Truitt Brown

Anita F. Truitt, by Sue Marie Truitt Brown,

her attorney-in-fact

her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sue Marie Truitt Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Anita F. Truitt, and acknowledged that she executed the same as the free act and deed of said Anita F. Truitt.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 1987.

Notary Public

My Commission Expires: 5-13-90

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public 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 _____self to be _____ 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 _____self as _____.

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

_____ *Notary Public*

Commission expires _____

EXHIBIT "A"

Thence with Rule's easterly line northeastwardly 225 feet more or less to a point in the southwesterly margin of said Haverford Avenue;

Thence with said southwesterly margin southeastwardly 125 feet to the point of beginning.

Being the same property conveyed to Anita F. Truitt by deed from Mrs. Nannie Belle Martin and Lorene Duke Bohn of record in Book 5954, page 844, Register's office of Davidson County, Tennessee.

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN
Apr 15 2 10 PM '87

IDENTIFICATION REFERENCE

15270

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

RECEIVED OF _____

FOR _____

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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
			[illegible]	
			.50	
			6.60	
			[illegible]	457.10

[illegible] 15/87 PAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15270

IDENTIFICATION REFERENCE

APR 15 2 10 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 69760