BOOK 7254 PAGE 820

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

James S. Hicks Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF May, 19 87

A. Aaron Adams
Notary Public A. Aaron Adams

MY COMMISSION EXPIRES: January 21, 1990

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO / MORTGAGEE	MAP-PARCEL NUMBERS
JAMES S. HICKS, JR. (NAME)	CITIZENS & SOUTHERN (NAME)	MAP 86-3
1721 RIDGEMERE COURT (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 656 (STREET ADDRESS)	PARCEL 43
HERMITAGE, TN 37076 (CITY) (STATE) (P O ZIP)	TUCKER, GEORGIA 30085-0656 (CITY) (STATE) (ZIP)	

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, JOHN L. OVERSTREET and wife, MINNIE OVERSTREET BY AND THROUGH JOHN L. OVERSTREET AS ATTORNEY IN FACT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES S. HICKS, JR. and wife, SUSAN L. HICKS

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:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Ridgemere Subdivision, which is of record in Plat Book 6250, page 937, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to John L. Overstreet and wife, Minnie Overstreet by deed of record in Book 7040, page 796, Register's Office for Davidson County, Tennessee.

John L. Overstreet executes this instrument on behalf of Minnie Overstreet, pursuant to Power of Attorney of record in Book 6893, page 359, Register's Office for Davidson County, Tennessee. Minnie Overstreet and Minnie C. Overstreet being one and the same person.

25345

IDENTIFICATION REFERENCE

May 13 10 53 AM '87

FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1721 RIDGEMERE COURT, HERMITAGE, TN 37076
(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 our hand s this 11th day of May, 19 87

John L Overstreet
JOHN L. OVERSTREET

Minnie Overstreet by John L Overstreet Atty in Fact
MINNIE OVERSTREET

05/12 25.70 - CHECK

6543

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7234 PAGE 821

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN L. OVERSTREET ~~and wife, MINNIE OVERSTREET~~, the bargainor ~~X~~, with whom I am personally acquainted, and who acknowledged that ~~they~~ he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 11th day of May, 19 87.

Commission expires January 21, 1990

A. Aaron Adams
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 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) as such _____ (they) 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
JOHN L. OVERSTREET and wife, MINNIE OVERSTREET

TO
JAMES S. HICKS, JR. and wife, SUSAN L. HICKS

RETURN TO:
EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

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 JOHN L. OVERSTREET to me known to be the person who executed the foregoing instrument on behalf of MINNIE OVERSTREET, and acknowledged that he executed the same as the free act and deed of the said MINNIE OVERSTREET, for the purposes therein contained.

WITNESS my hand and official seal on this the 11th day of May, 1987.

A. Aaron Adams
NOTARY PUBLIC

My Commission Expires: 1/21/90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7234 PAGE 822

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

89000.00- CAMT.
249.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 255.70-
6543A05713787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 5 3 4 5

IDENTIFICATION REFERENCE

MAY 13 10 33 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 81107