This Instrument Prepared By:

GORDON & BOTTORFF, P.C.
Attorneys at Law
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Mr. & Mrs. Thomas R. Hicks 230 Cedarview Drive Antioch, TN 37013	AmSouth Mortgage Co., Inc. P.O. Box 847 Birmingham, AL 35201	173-1-69

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $74,709.02.

Thomas R. Hicks
Affiant

Subscribed and sworn to before me this 31st day of January, 1989.

Notary Public

My Commission Expires: 10-2-89

FEB 2 9 58 AM '89
KELLY Z. WILSON REGISTER
DAVIDSON COUNTY TN

IDENTIFICATION REFERENCE

06182

****

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DEBRA PARTON, formerly DEBRA P. COLEMAN, UNMARRIED, has bargained and sold, and by these presents does hereby transfer and convey unto THOMAS R. HICKS AND WIFE, MARGARET F. HICKS, their heirs, successors and assigns, all her right, title and interest in certain real property described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 349 on the Plan of Section I, Monte Carlo Estates, of record in Book 4675, page 68, Register's Office for said County.

Said Lot No. 349 fronts 80.0 feet on the southwesterly margin of Cedarview Drive, which is a slight curve, and extends back 160.00 feet on the northwesterly line and 130.00 feet on the southeasterly line to a broken line in the rear, measuring 119.87 feet thereon.

Being the same property conveyed to DEBRA P. COLEMAN (now PARTON) by Quitclaim Deed from GARLAND S. COLEMAN, JR., of record in Book 7736, page 466, said Register's Office, and further being the same property conveyed to Garland A. Coleman, Jr., and wife, Debbie P. Coleman by deed of record in Book 6417, page 897. The parties having been divorced in the 4th Circuit Court in Davidson County, Docket No. 88D-2516.

As part of the consideration for this conveyance, THOMAS R. HICKS AND WIFE, MARGARET F. HICKS have agreed to assume the indebtedness secured by an existing Deed of Trust executed by

Burrell H. Morrell, unmarried, to Wilkins, Adams and Spicer, Attys, Trustee, of record in Book 5465, page 128, said Register's Office.

This conveyance is further subject to:

1. 1989 real property taxes.

2. The Plan of record in Book 4675, page 68, said Register's Office.

3. Restrictions of record in Book 4781, page 858, Register's Office for Davidson County, Tennessee. See Restrictions on Plat Book 4675, page 68.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to THOMAS R. HICKS and wife, MARGARET F. HICKS, their heirs, successors and assigns forever.

AND DEBRA PARTON, unmarried, does covenant with the said THOMAS R. HICKS and wife, MARGARET F. HICKS, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND DEBRA PARTON, unmarried, does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said real property to the said THOMAS R. HICKS and wife, MARGARET F. HICKS, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of January, 1989.

Debra Parton
DEBRA PARTON

3859 02/02 0101 03CHECK 253.01

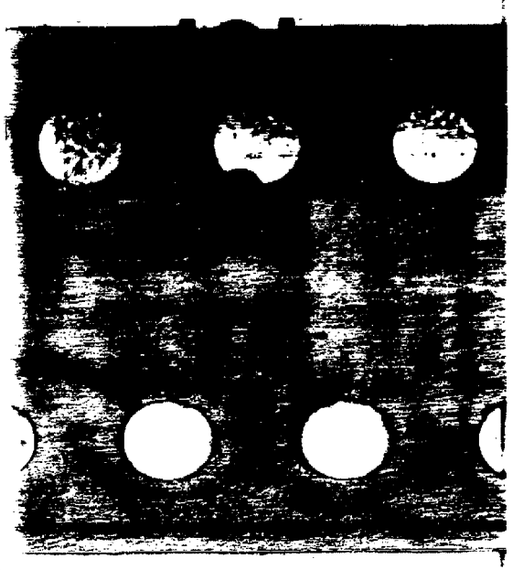
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

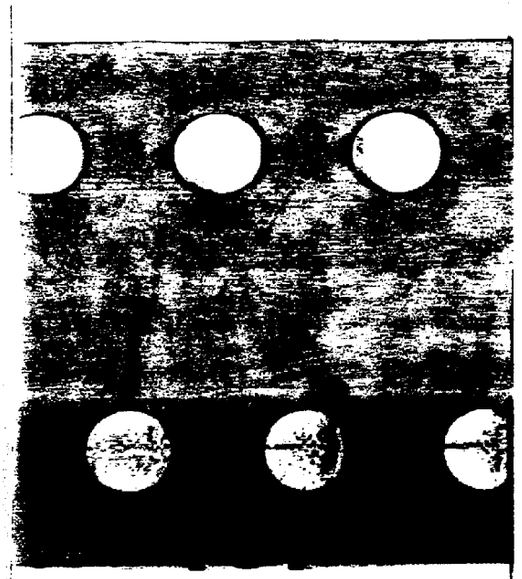
PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBRA PARTON, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand this 31st day of January, 1989.

Mary P. Nicholson
Notary Public

My Commission Expires: 10-2-89





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

RECEIVED OF _____

FOR _____

BOOK 7764 PAGE 644

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	74709.02
CON TX	246.51
PRFEE	0.50
WDEED	6.00
TOTAL	253.01
CHECK	253.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02-02-89 02 10:00 0001 3859

06182

IDENTIFICATION REFERENCE

Fe 2 9 58 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178368