BOOK 7855 PAGE 635

Address New Owner as follows: Send tax bills to: Map-Parcel:

George T. & Sallie R. Hicks Same 50-29
6 Middleton Park Lane
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIPS BUILDERS, INC., a Tennessee corporation**, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **GEORGE T. HICKS and wife, SALLIE R. HICKS,** hereinafter collectively called Grantee, Grantee's heirs, successors and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

See Exhibit "A" which is attached hereto and incorporated herein by reference.

Being the same property conveyed to Phillips Builders, Inc. by deed of record in Book 7770, page 859, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, successors, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except for current property taxes and and those encumbrances, liens, easements, restrictions and other matters shown of record, to all of which this conveyance is made subject.

AND GRANTOR further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of June, 1989.

PHILLIPS BUILDERS, INC.

By: Randall Phillips,
President

JUN 22 2 03 PM '89

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 **RANDALL PHILLIPS**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of **PHILLIPS BUILDERS, INC.**, the bargainor, a corporation, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and official seal at Nashville, Tennessee, on this 1st day of June, 1989.

NOTARY PUBLIC

My commission expires: 9-26-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500.00.

AFFIANT

Sworn to and subscribed before me this 1st day of June, 1989.

NOTARY PUBLIC

My commission expires: 9-26-92

This instrument was prepared by:
Thomas V. White
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

Exhibit "A"

Phillips Builders, Inc.
to
George T. Hicks and wife, Sallie R. Hicks

PROPERTY DESCRIPTION
TRACT "C"

Land being in the 12th Civil District of Nashville, Davidson County, Tennessee and being part of the proposed Mulberry Downs Subdivision Development more particularly described as follows:

Beginning at a point on the northerly right-of-way of the proposed Peachtree Circle, and point being 45', more or less, easterly from the west margin of a 50' gas line easement (Deed Book 1939, Page 629) as measured along the arc of said right-of-way;

Thence, along a curve to the left with a delta of 83°43'35", a radius of 30.00', an arc length of 43.84', a chord bearing of N 60°50'10" E, and a chord distance of 40.04' to a point;

Thence, N 18°58'23" E - 46.10' to a point;

Thence, S 71°01'37" E - 50.00' to a point;

Thence, S 18°58'23" W - 46.10' to a point;

Thence, along a curve to the left with a delta of 42°02'25", a radius of 30.00', an arc length of 22.01', a chord bearing of S 2°02'50" E, and a chord distance of 21.52' to a point;

Thence, along a curve to the right with a delta of 46°07'24", a radius of 25.00', an arc length of 20.13', a chord bearing of S 87°39'49" W, and a chord distance of 19.59' to a point;

Thence, along a curve to the left with a delta of 8°01'33", a radius of 473.31', an arc length of 66.30', a chord bearing of N 73°17'16" W, and a chord distance of 66.25' to the point of beginning and containing 3,884 sq.ft. or 0.09 acres, more or less.

Exhibit "A", page 2

Phillips Builders, Inc.

to

George T. Hicks, and wife, Sallie R. Hicks

PROPERTY DESCRIPTION
TRACT "D"

Land being in the 12th Civil District of Nashville, Davidson County, Tennessee and being part of the proposed Mulberry Downs Subdivision Development more particularly described as follows:

Beginning at a point on the northerly right-of-way of the proposed Peachtree Circle, and point being 420', more or less, easterly from the west margin of a 50' gas line easement (Deed Book 1939, Page 629) as measured along the arc of said right-of-way;

Thence, S 38°23'28" E - 4.39' to a point;

Thence, along a curve to the left with a delta of 82°50'57", a radius of 25.00', an arc length of 36.15', a chord bearing of S 79°48'57" E, and a chord distance of 33.08' to a point;

Thence, N 22°27'46" W - 44.46' to a point;

Thence, N 35°23'49" E - 15.55' to a point;

Thence, S 53°34'52" W - 28.57' to a point;

Thence, S 32°05'12" E - 45.41' to a point;

Thence, along a curve to the right with a delta of 61°03'48", a radius of 30.00', an arc length of 31.97', a chord bearing of N 68°55'22" W, and a chord distance of 30.48' to the point of beginning and containing 588 sq.ft. or 0.01 acres, more or less.

Phillips Builders, Inc.
to
George T. Hicks, and wife, Sallie R. Hicks

PROPERTY DESCRIPTION
TRACT "E"

Land being in the 12th Civil District of Nashville, Davidson County, Tennessee and being part of the proposed Mulberry Downs Subdivision Development more particularly described as follows:

Beginning at a point at the northeast corner of Phillips Builders, Inc. (D.B. 7770 - Pg. 859) said point being N 89°27'23" W - 179.96' from a concrete monument at the northwest corner of George Hicks, ET.UX. (D.B. 4253 - Pg. 672);

Thence, southerly along a curve to the left with a delta of 18°57'35", a radius of 600.00', an arc length of 198.55', a chord bearing of S 16°54'50" E, and a chord distance of 197.64' to a point;

Thence, S 26°23'38" E - 429.97' to a point;

Thence, along a curve to the right with a delta of 23°52'35", a radius of 594.50', an arc length of 247.74', a chord bearing of S 14°27'20" E, and a chord distance of 245.95' to a point;

Thence, S 2°31'03" E - 58.56' to a point;

Thence, along a curve to the left with a delta of 00°53'08", a radius of 3,533.73', an arc length of 54.62', a chord bearing of S 87°02'23" W, and a chord distance of 54.62' to a point;

Thence, along a curve to the left with a delta of 89°06'52", a radius of 25.00', an arc length of 38.88', a chord bearing of N 42°02'23" E, and a chord distance of 35.08' to a point;

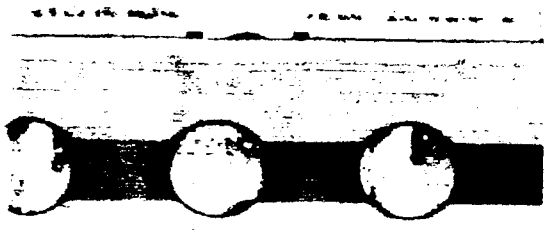
Thence N 02°31'03" W - 33.98' to a point;

Thence, along a curve to the left with a delta of 23°52'35", a radius of 564.50', an arc length of 235.24', a chord bearing of N 14°27'20" W, and a chord distance of 233.54' to a point;

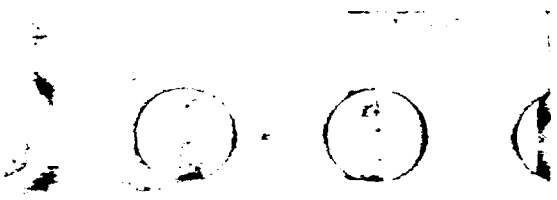
Thence, N 26°23'38" W - 429.97' to a point;

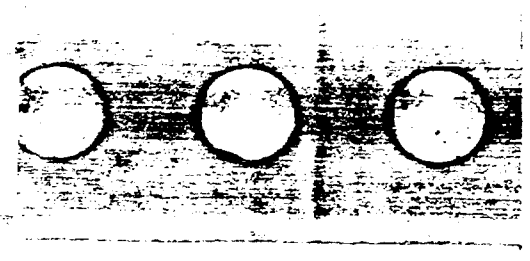
Thence, along a curve to the right with a delta of 19°20'31", a radius of 630.00', an arc length of 212.67', a chord bearing of N 16°43'22" W, and a chord distance of 211.67' to a point;

Thence, S 89°27'23" E - 30.28' to the point of beginning and containing 28,200 sq.ft. or 0.65 acres, more or less.









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7855 PAGE 640

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

DAFT	500.00
CON TX	1.65
PRFEE	0.50
DEED	15.00
TOTAL	17.15
CHECK	17.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/02/89 01 14:07 0001 12

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JUN 2 2 03 PM '89

No. 215587