10243

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty. BOOK 8413 PAGE 31
4301 Hillsboro Road, Ste 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HILTON WICKHAM (NAME)	NEW OWNER (NAME)	Map 116-16
436 Watercress Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 81
Franklin, Tennessee 37064 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B.#7DA31980

FOR AND IN 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, MELVIN H. KROHN AND WIFE, LORNA K. KROHN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT HILTON WICKHAM, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being part of Lot No. 3 on the Map of the Division of the lands of Henry W. Compton, deceased, of record in Plan Book 2, page 58, of the Chancery Court of Nashville, and being shown as the lot unnumbered but marked "McCullough" on the Plan of Part One of Wallace Subdivision, of record in Book 1424, page 16, Register's Office for said County, and described according the the latter plan as follows:

Beginning at a point in the easterly margin of Estes Avenue, formerly Wilson Avenue or Compton Road, in the South line of Lot 1 of said Wallace Subdivision, being 767 feet South of the south margin of Abbott, or Abbott-Martin Road, thence with the margin of Estes Avenue South 2 deg. 15 min. west 210 feet to a corner of Lot 2 of said Wallace Subdivision; thence with the North line of Lots 2 and 23 of said Subdivision South 88 deg. 15 min. east 420 feet to the westerly margin of Sneed Avenue; thence with the margin of the same north 2 deg. 15 min. East 210 feet to the southeasterly corner of Lot 24; thence with the south line of Lots 24 and Lot 1, North 88 deg. 18 min. West 420 feet to the point of beginning.

Being the same property conveyed to Melvin H. Krohn and wife, Lorna K. Krohn by deed from Clyde W. McCullough and wife, Betty Wells McCullough of record in Book 1976, page 463, said Register's Office.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantee; and (2) Restrictions of record in Book 892, page 457, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 4002 Estes Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs 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 convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of August, 19 91

Melvin H. Krohn
MELVIN H. KROHN

Lorna K. Krohn
LORNA K. KROHN

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELVIN H. KROHN AND WIFE, LORNA K. KROHN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of August, 19 91.

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

3650 5

IDENTIFICATION REFERENCE

Aug 2 3 16 PM '91

FELIX P. WISEMAN, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 291,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 19 91.

MY COMMISSION EXPIRES 1-22-95 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM MELVIN H. KROHN AND WIFE, LORNA K. KROHN

TO ROBERT HILTON WICKHAM, married

0551 08/02 0101 03CHECK 1083.70

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

CAMT 291000.00
CON TX 1076.70
PRFEE 1.00
WDEED 6.00
TOTAL 1083.70
CHECK 1083.70

08/02/91 01 15:18 0001 0551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36505

IDENTIFICATION REFERENCE

AUG 2 3 16 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 447144