PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 33779)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 61000.00

Affiant

Sworn and subscribed before me this 26th day of August, 1993.

Notary Public

My Comm. Expires: 7/27/96

**ADDRESS NEW OWNER:**
William Thomas Hickerson
4773 Apollo Drive
Antioch, Tennessee 37013

**RESPONSIBLE FOR PAYMENT OF TAXES:**
CTX Mortgage Company
P. O. Box 19000
Dallas, Texas 75219

**MAP-PARCEL NUMBERS**
149-05-050

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shirley Ann Riggs, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **William Thomas Hickerson, a single person,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 186 on the plan of Section 3, Barclay Square, of record in book 4675, page 154, Register's Office for said County.

SAID Lot No. 186 fronts 53.60 feet on the westerly margin of Apollo Drive and extends back 129.11 feet on the southerly line and 145.07 feet on the northerly line to a dead line in the rear, measuring 73.111 feet thereon.

BEING the same property conveyed to James A. Riggs, et ux, Shirley Ann Riggs by deed from David A. Shannon et ux, Gail W. Shannon of record in Book 5381, page 342, said Register's Office. James A. Riggs has since died vesting title to said property in Shirley Ann Riggs as surviving tenant by the entireties.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 4872 Page 490 and Book 4995, page 682 said Register's Office, and to the matters set forth in the referenced Plan of record and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Shirley Ann Riggs by Cortlandt T. Riggs as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

58983
IDENTIF. ↑ REFERENCE

93 SEP -2 AM 11:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**This is improved property, known as:** 4773 Apollo Drive, Antioch, Tennessee 37013

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 26th day of August, 1993.

**Shirley Ann Riggs, By: Cortlandt T. Riggs, Atty-In-Fact**

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 **Cortlandt T. Riggs**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Shirley Ann Riggs**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of August, 1993.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF

My Commission Expires: 7/27/96

**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: Shirley Ann Riggs**

**TO: William Thomas Hickerson**

# A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

**Cortlandt T. Riggs, Affiant**

Sworn to and subscribed before me this

26th day of August, 1993.

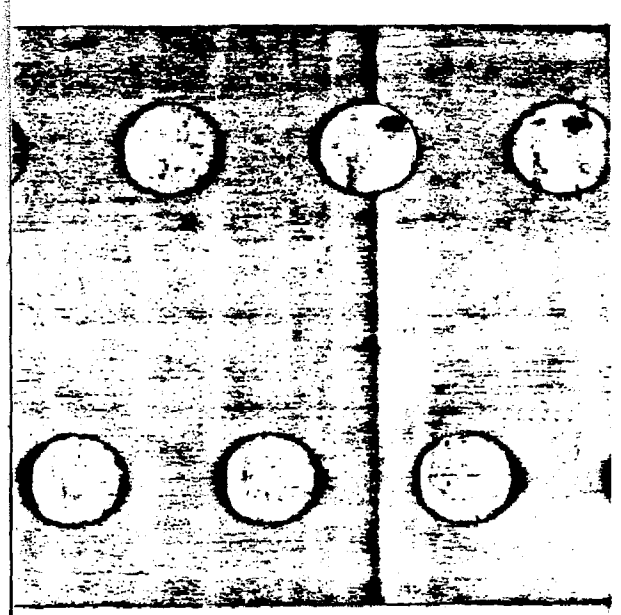
Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/96

1116 09/02 08:55AM 001 DAVIDSON COUNTY RECK

234.70



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9068 PAGE 654

| | | |
|---|---|---|
| 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 | 61000.00 |
| | | | CON TX | 225.70 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 234.70 |
| | | | CHECK | 234.70 |

09/02/93 01 10:59 0001 1116

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58983
IDENTIF. # REFERENCE

93 SEP -2 AM 11:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 693591