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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,921.17

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF December, 1993.

Notary Public

MY COMMISSION EXPIRES: 3/28/97

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
5034 Thoroughbred Ln. Ste A. Brentwood, TN 37027

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: /and Mortgagee is: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ronald A. Hickman, et ux (NAME) | Lomas Mortgage USA (NAME) | 075-11-0-256.00 |
| 4300-B Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER) | 1525 Viceroy Drive, 3rd Floor (STREET ADDRESS) | |
| Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP) | Dallas, TX 75235 (CITY) (STATE) (ZIP) | |

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, ~~WE~~ I, Kendall S. Howell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald A. Hickman and wife, Kristina J. Hickman

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. 82B of Zone Lot Division of Lots 80 thru 103 thru 107, Rachel's Square, Section 2, as of record in Plat Book 6250, page 542, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kendall S. Howell by deed from Gerald Owens and Genia Phillips of record in Book 8994, page 421, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6913, page 174 as assigned in Book 6913, page 179, said Register's Office and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This conveyance is made subject to declaration of convenants, conditions, and restrictions of record in Book 6455, page 135; Book 6519, page 512; Book 6619, page 77; Book 8030, page 757, all in the Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 4300-B Baton Rouge Drive, 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 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 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 my hand on this 17th day of December, 1993

Kendall S. Howell

Kendall S. Howell

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Kendall S. Howell

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand at office, this 17th day of December, 19 93

NOTARY PUBLIC

My commission expires: 5-8-95

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____,

this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Kendall S. Howell

TO

Ronald A. Hickman and wife,

Kristina J. Hickman

FILED FOR RECORD
DAVIDSON COUNTY, TN.
REGISTER
93 DEC 28 PM 2 10

PATRICIA SPICER CARDEN
Attorney At Law
5034 Thoroughbred Lane
Brentwood, Tennessee 37027

8764 12/28 0101 03CHECK 204.75

IDENTIF. # REFERENCE

01086

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

RECEIVED OF _____

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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 52901.17 |
| | | | | CON TX 195.73 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 204.73 |
| | | | | CHECK 204.73 |
| 12/28/93 | 01 | | | 14:11 0001 8764 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01086
IDENTIF. & REFERENCE

93 DEC 28 PM 2:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 738712