THIS INSTRUMENT PREPARED BY:
HAYNES, WALKER & FREEMAN
140 North Main Street
Goodlettsville, Tennessee 37072

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers
John T. Hicks, et ux 4040 Brandywine Pointe Old Hickory, TN 37138	Same	Map 64-3A Parcel 10

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHARLES E. CROSS and wife, THELMA G. CROSS, have this day bargained and sold, and do hereby transfer and convey unto the said **JOHN T. HICKS and wife, PEGGY T. HICKS**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Brandywine Pointe Subdivision, Phase One, Section 1, as of record in Book 7900, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles E. Cross and wife, Thelma G. Cross, by deed from David Johnson Luckey, unmarried, of record in Book 8488, page 297, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $318,000.00.
Subscribed and sworn to before me this 25th day of January, 1994.
My Commission Expires: 7/27/96

Affiant

Notary Public

This is improved property located at 4040 Brandywine Pointe Boulevard, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 25th day of January, 1994.

Charles E. Cross
CHARLES E. CROSS

Thelma G. Cross
THELMA G. CROSS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JUDY CALLIS, a Notary Public in and for said County and State, **CHARLES E. CROSS and wife, THELMA G. CROSS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 25th day of January, 1994.

Judy Callis
NOTARY PUBLIC

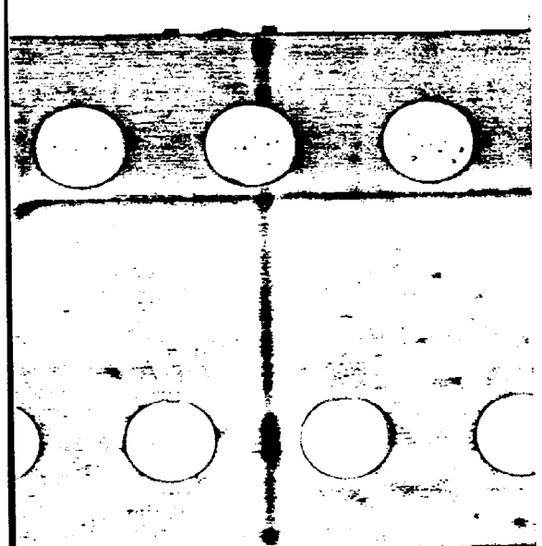
My Commission Expires: 7/27/96

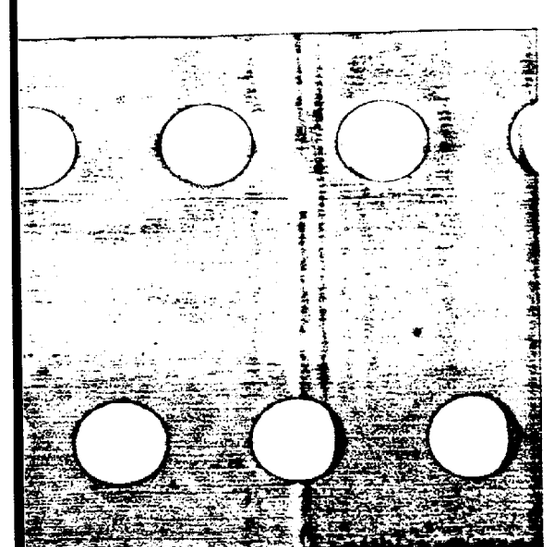
JUDY CALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4491 01/28 0101 03CHECK 1185.60

12005
IDENTIFICATION REFERENCE

94 JAN 28 AM 10:52
REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9232 PAGE 664

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 318000.00
CON TX 1176.60
PRFEE 1.00
WDEED 8.00
TOTAL 1185.60
CHECK 1185.60

01/28/94 01 10:53 0001 4491

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12005
IDENTIF. & REFERENCE

94 JAN 28 AM 10:52
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.750417