28304

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:

94 MAR 16 AM 10:02

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

mail

WARRANTY DEED

BOOK 9280 PAGE 317

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
	PAYMENT OF REAL PROPERTY TAXES:	
Theron F. Hicks, et ux	Same as New Owner	Map 26-16
89 Rolling Meadows Drive		Parcel 55
Goodlettsville, TN 37072		Field Book 10D 46020

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THOMAS S. BURNETTE, JR. and wife, MARY C. BURNETTE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto THERON F. HICKS and wife, LUCY M. HICKS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 64 (formerly Reserved Parcel B) on the Plan of North Hill Estates, Section Two of record in Plat Book 3700 at page 51, and Amendment to said Plan of record in Book 8028, page 768, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a part of the same property conveyed to Thomas S. Burnette, Jr. and wife, Mary C. Burnette by deed from Thomas S. Burnette of record in Book 3808, page 269, Register's Office for Davidson County, Tennessee.

This is unimproved property on Spring Branch Drive, Madison, TN.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1994, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to the Plan of record in Book 3700, page 51, and Amendment to Plan of North Hill Estates, Section Two, of record in Book 8028, page 768, Register's Office for Davidson County, Tennessee.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 14th day of March, 1994.

"GRANTORS"

Thomas S. Burnette Jr
THOMAS S. BURNETTE, JR.

Mary C. Burnette
MARY C. BURNETTE

"GRANTEES"

Theron F Hicks
THERON F. HICKS

Lucy M. Hicks
LUCY M. HICKS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS S. BURNETTE, JR. and wife, MARY C. BURNETTE, and THERON F. HICKS and wife, LUCY M. HICKS, 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 the 14th day of March, 1994.

Patsy C. Davis
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $22,000.00.

Theron F Hicks
Affiant

Sworn to and subscribed before me, this the 14th day of March, 1994.

Patsy C. Davis
NOTARY PUBLIC

My Commission Expires: 12/6/97

2330 03/16 0101 03CHECK 90.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9280 PAGE 319

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 22000.00
				CON TX 81.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 90.40
				CHECK 90.40
			03/16/94 01	10:02 0001 2330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28304
IDENTIF. # REFERENCE

94 MAR 16 AM 10:02

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 767697