5257

BOOK 9410 PAGE 995

FOR RECORDING PURPOSES

LTIC File Number: 94-25686

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $56,500.00.

David S. Deering
Affiant

Subscribed and Sworn to before me, this the 15TH day of JULY, 19 94.

Notary Public

Commission Expires 11-20-96

THIS INSTRUMENT WAS PREPARED BY
Lawyers Title Insurance Corporation
424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
David S. Deering Elizabeth P. Deering 343 Tamworth Drive Nashville, Tennessee 37214	Regions Bank of Tennessee P.O. Box 305171 Nashville, Tennessee 37230-5171	95-8-48

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Frank R. Hicks and wife, Elise M. Hicks

HEREINAFTER CALLED THE **GRANTORS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David S. Deering and wife, Elizabeth P. Deering

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. 198, on the Plan of Eva Mor Heights, Section III, as shown on plat of record in Plat Book 1835, page 92, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Frank R. Hicks and wife, Elise M. Hicks, by Deed of Record in Book 6691, page 401, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

72391

IDENTIFICATION REFERENCE

94 JUL 19 AM 9:58

MAIL ENV.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS 343 Tamworth Drive Nashville, Tennessee 37214

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. 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, this 15TH day of JULY, 19 94.

Frank R. Hicks

Elise M. Hicks

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Frank R. Hicks and wife, Elise M. Hicks

the bargainor(s), 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 office at , Tennessee on this the 15TH day of JULY, 19 94.

Commission Expires: 11-20-96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

Commission Expires: _____

Notary Public

FURNISHED BY:
Lawyers Title Insurance Corporation

424 Church Street, Suite 200
Nashville TN 37219

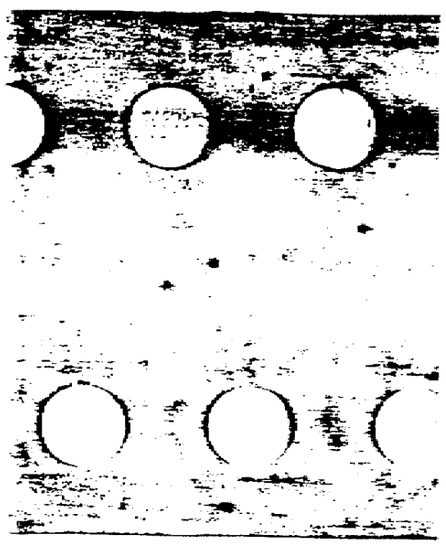
104 Woodmont Blvd., Suite 201
Nashville TN 37205

83-49 07/19 0101 03CHECK 218.05

WARRANTY DEED

FROM FRANK R. HICKS AND WIFE
ELISE M. HICKS

TO DAVID S. DEERING AND WI
ELIZABETH P. DEERING



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 56500.00
				CON TX 209.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 218.05
				CHECK 218.05
07/19/94	01			09:38 0001 8349

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72391

IDENTIF. & REFERENCE

94 JUL 19 AM 9:38

DAVIDSON CO. TN.

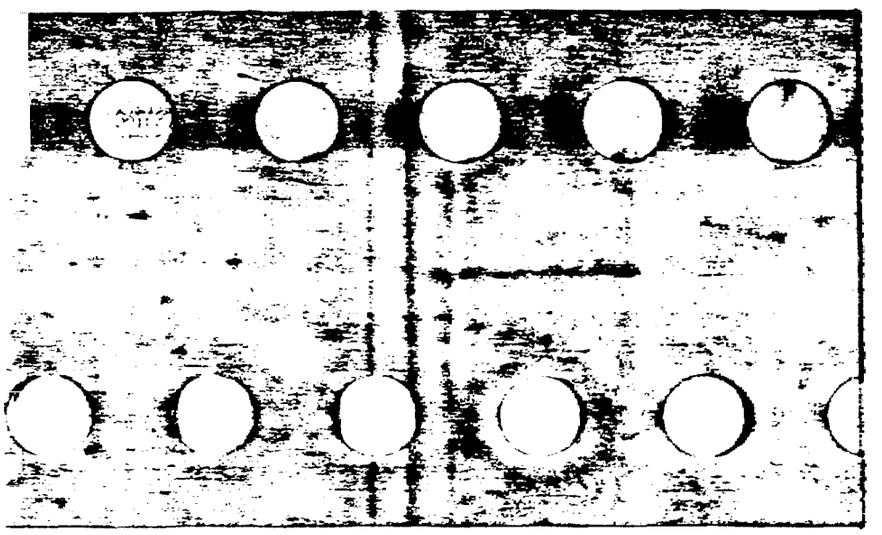
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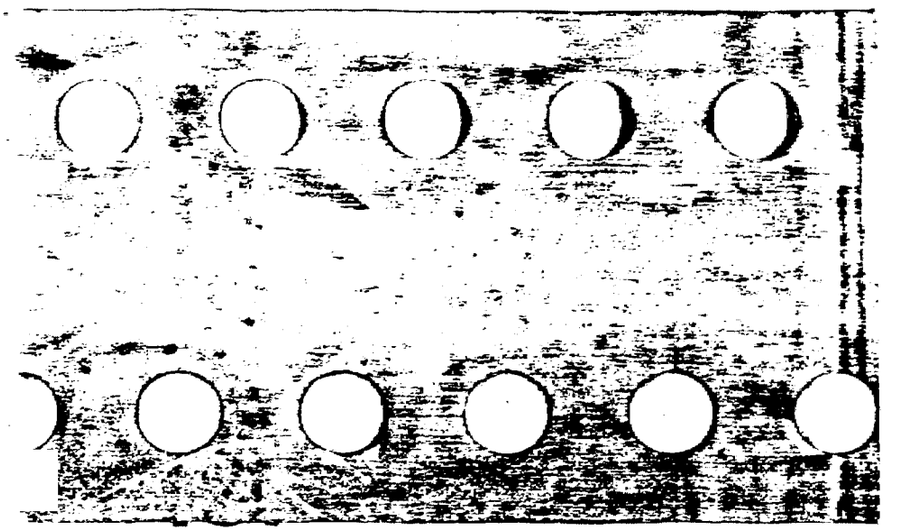
VOID

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VOID

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7-19-94