Box 15
CKM

This instrument prepared by:
Claiborne K. McLemore III
Kemper, McLemore & Ockerman
144 Second Avenue, North
Suite 333
Nashville, Tennessee 37201-1935

BOOK 9595 PG 325

Address New Owner:
Donald Hicks, Jr.
et ux.
231 Amherst Drive
Nashville, TN 37214

Send Tax Bills To:
-same-

Map: 112
Parcel: part of
145

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, CESARE RANDAZZO (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to DONALD HICKS, JR. and MELANIE HICKS (the "Grantee"), their, heirs, successors and assigns forever, the following land in Davidson County, Tennessee, to wit:

> All that real estate described on the attached Exhibit A, the terms and conditions of which are hereby incorporated herein by reference in their entirety

This is unimproved property known generally as ____ Heath Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their successors and assigns forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds himself, his heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

THE wife of the Grantor joins in making this conveyance for the purpose of conveying, relinquishing and quit-claiming to the Grantees all interests she may have in the subject property, whether acquired by law or otherwise.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor and his wife have executed this instrument on the 10 day of February, 1995.

CESARE RANDAZZO

DENA A. RANDAZZO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Cesare Randazzo, 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 purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10 day of February, 1995.

Lisa Mondelli
NOTARY PUBLIC

My Commission expires: 5-23-98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dena A. Randazzo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10 day of February, 1995.

Lisa Mondelli
NOTARY PUBLIC

My Commission expires: 5-23-98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $39,500.00.

Donald L. Nicks, Jr. X
Affiant

Subscribed and sworn to before me,
this 10 day of February, 1995.

Lisa Mondelli
Notary Public
My commission expires: 5-23-98

B:\b017ldj

EXHIBIT A

Land in Tennessee, being a tract of land in the Twenty-Third Councilmanic District of Davidson County, Tennessee, and located north of the centerline of Heath Road, and being East of the centerline of Deer Ridge Lane and being more particularly described as follows:

Beginning on a point located on the centerline of Heath Road, said point being Easterly along said centerline 309.28 feet more or less from the intersection of the centerline of Heath Road with the centerline of Deer Ridge Lane, said point being the Southwest corner of the herein described tract which is the Western half of Lot 9, more or less, in the Heath Property Subdivision, unrecorded, by Perry A. Chapdelaine, Jr. Dated 05-02-83, and being part of Parcel 145 on Davidson County Tax Map 112, thence;

1.) Leaving the centerline of Heath Road and severing Lot 9 in the Heath Property Subdivision and along the West line of the herein described Tract N 35-25-58 W, passing an iron pin at 25.00 feet, a total distance of 502.89 feet to an iron pin on the South line of Moore as evidenced in Deed Book 6760, Page 561 in the Register's office of Davidson County, Tennessee (RODC), said pin being the Northwest corner of the herein described tract, thence;

2.) Leaving said pin and along the North line of the herein described tract and the South line of Moore N 50-28-02 E a distance of 406.06 feet to a tpost, said tpost being the Northeast corner of the herein described tract and the Northwest corner of Friedman as evidenced in Deed Book 8350, Page 726 (RODC), thence;

3.) Leaving said pin and along the East line of the herein described tract and the West line of Friedman S 35-25-58 E, passing a tpost at 545.85 feet, a total distance of 570.85 feet to a point in the centerline of Heath Road, said point being the Southeast corner of the herein described tract and the beginning of a curve to the right, thence;

4.) Leaving said point and along the centerline of Heath Road and along the South line of the herein described tract and with said curve to the right (said curve having a radius of 1145.69 feet and a delta angle of 08 Degrees 33 minutes and 20 seconds), a Distance of 171.08 feet to a point in the centerline of Heath Road, thence;

5.) Continuing along said centerline S 63-07-22 W a Distance of 129.04 feet to a point in the centerline of Heath Road, said point being the beginning of a curve to the left, thence;

6.) Continuing along said centerline and with said curve to the left (said curve having a radius of 638.06 feet and a delta angle of 09 degrees 38 minutes and 15 seconds), a distance of 107.33 feet to a point in the centerline of Heath Road, the Beginning, containing 5 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, Dated 1-16-90.

Being part of the same property conveyed to the Grantor by deed of record in Book 8766, page 839, Register's Office for Davidson County, Tennessee.

The above described property is subject to the following:

1. 1995 property taxes, which have been assumed by the Grantees.

2. Restrictive covenants contained in an instrument of record in Book 5393, page 898 and in Book 5379, pages 497, 501 and 509, and the terms, conditions and restrictions set forth in Book 6793, page 342, said Register's Office.

3. Roadways and utility easements as shown on the unrecorded plan of Travis & Lewis Company Subdivision.

4. Encroachments of any streets, roads or highways.

5. Unregistered and unacknowledged roadway between D. L. Smith and wife, to J. D. Gourley and wife, and Hillard Travis et al. for a permanent easement or right-of-way for road purposes from the land in question.

6. Easement granted to D. L. Smith and wife, by N. H. Walker, of record in Book 2298, page 637, for the right to get water from a spring and lay pipes from pump, etc.

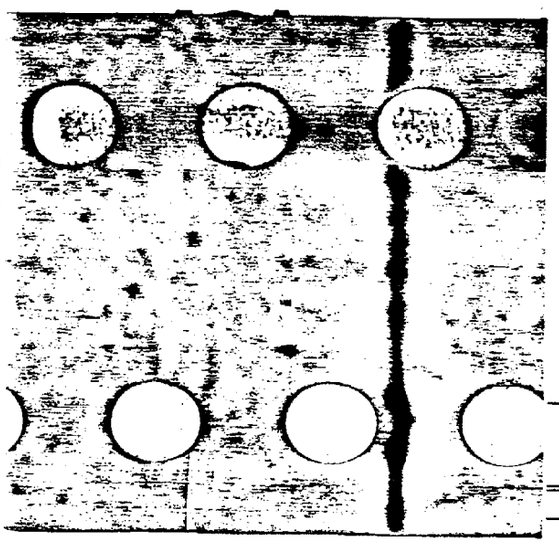
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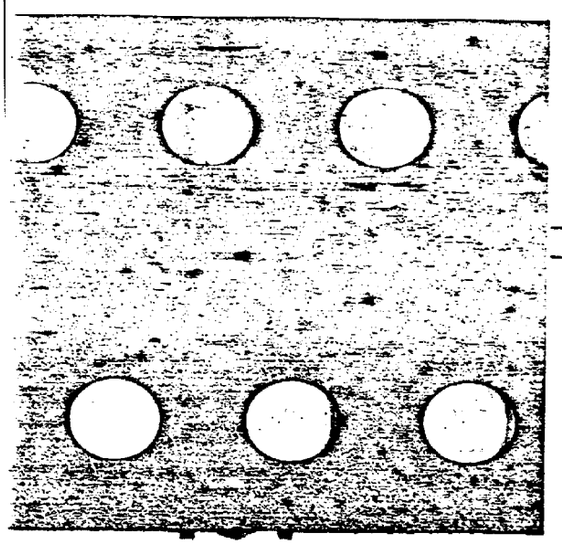
34180
IDENTIF. & REFERENCE

95 FEB 14 PM 3:32

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

1764 02/14 0101 03CHECK 163.15





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

RECEIVED OF _____

FOR _____

BOOK 9595 PG 329

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	39500.00
CON TX	146.15
PRFEE	1.00
WDEED	16.00
TOTAL	163.15
CHECK	163.15

02/14/95 01 03:31 0001 1764

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34180
IDENTIF. ↑ REFERENCE

95 FEB 14 PM 3:32
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 881475