BOOK 9811 PG 797

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Theron F. Hicks, et ux 327 W. Witham Ct Goodlettsville, Tn 37072	Same as New Owner	Map 26-3 Parcel 8 Field Book GO 21026

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, JOHN G. ROBINSON and wife, DEBRA L. ROBINSON, 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. 310 on the Plan of Windsor Green, Phase II, Section III of record in Plat Book 6900 at page 845, Register's Office for Davidson County, Tennessee.

SAID Lot No. 310 fronts 66.00 feet on the southerly margin of Witham Court and extends back 106.00 feet on the easterly line and 106.00 feet on the westerly line to a dead line in the rear measuring 66.00 feet thereon.

Being the same property conveyed to John G. Robinson and wife, Debra L. Robinson, by deed from Phillips Builders, Inc. of record in Book 8322, page 164, Register's Office for said County.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 327 Witham Court, Goodlettsville, TN 37072.

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 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 6900, page 845, Register's Office for Davidson County, Tennessee.

3. Subject to Restrictive Covenants of record in Book 6406, page 929, said Register's Office.

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 28th day of September, 1995.

"GRANTORS"

JOHN G. ROBINSON

DEBRA L. ROBINSON

"GRANTEES"

THERON F. 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, JOHN G. ROBINSON and wife, DEBRA L. ROBINSON, and THERON F. HICKS and wife, LUCY M. HICKS, 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, at office, this the 28th day of September, 1995.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $116,750.00.

Affiant

Sworn to and subscribed before me, this the 28th day of September, 1995.

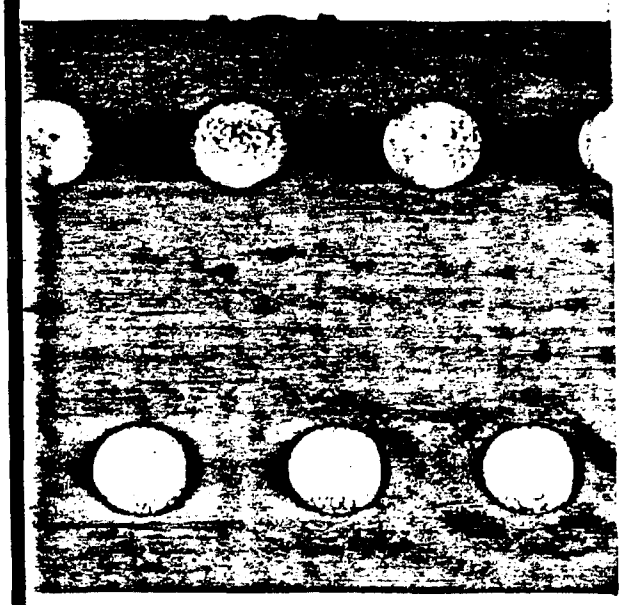
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0106774
IDENTIF. & REFERENCE

95 OCT -2 AM 9:38
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0996 10/02 0101 03CHECK 440.98



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

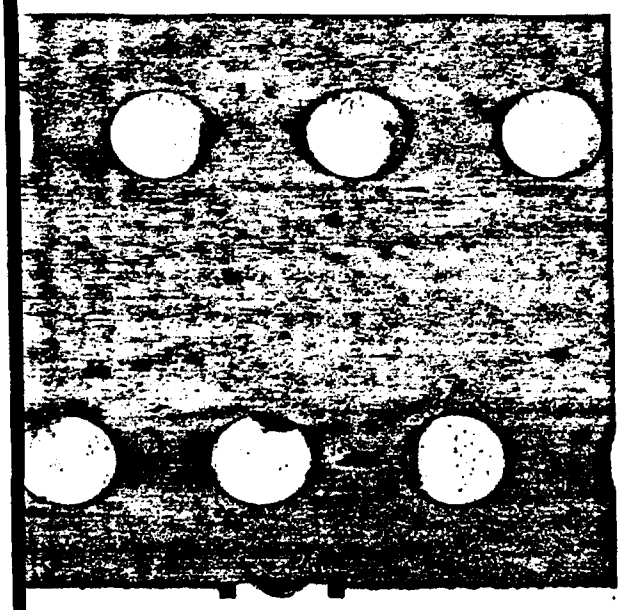
RECEIVED OF _____

FOR _____

BOOK 9811 PG 793

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 116750.00
CON TX 431.98
PRFEE 1.00
WHEED 8.00
TOTAL 440.98
CHECK 440.98

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/02/95 01 09:38 0001 0996

0106774
IDENTIF. ↑ REFERENCE

95 OCT -2 AM 9:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959791