9117799

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (kd) Title No: 37071
Dav. Co. File: Box 8

95 OCT 31 AM 10:23

DAVIDSON COUNTY, TN.

BOOK 9843 PG 681

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael T. Santi Betty Ann Santi 4716 Lealand Lane Nashville, Tennessee 37220	SAME

TAX MAP-PARCEL NUMBERS: 132-13-036

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marion W. Hickerson, III and spouse, Cynthia B. Hickerson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael T. Santi and spouse, Betty Ann Santi,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 32 on the Plan of Gateway Acres, Second Addition, as of record in Book 1424, Page 83, Register's Office for said County, and the westerly half of Old Kirkman or Lea Avenue in the rear of Lot 32 on said plan, described as follows:

BEGINNING on the easterly margin of Lealand Lane at the northwest corner of Lot No. 31; thence with the easterly margin of said Lealand Lane northwardly 228.2 feet to the beginning of a curve; thence around said curve with a radius of 20 feet northeastwardly 33.13 feet to the southerly margin of Grassland Lane; thence with the southerly margin of same eastwardly 549.29 feet to the center of Old Kirkman or Lea Avenue; thence with the center of same South 2 degrees, 30 minutes West 247.29 feet to a point being 15 feet east of the corner of Lot Nos. 31 and 32; thence westwardly 15 feet to the corner of Lot Nos 31 and 32 and continuing with the line between said two lots in the same direction 551.4 feet to the beginning.

BEING the same property conveyed to Marion W. Hickerson, III and wife, Camille H. Hickerson by deed from Dorothy F. Grizzard, single, of record in Book 5949, Page 374, Register's Office for said County. Marion W. Hickerson, III and Camille H. Hickerson have since divorced. Camille H. Hickerson has conveyed all her interest in subject property to Marion W. Hickerson, III by Quitclaim Deed of record in Book 7512, Page 372, said Register's Office.

Cynthia B. Hickerson, spouse of Marion W. Hickerson, III, joins in this conveyance solely for the purpose of waiving her marital interest she might have in the subject property.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 4716 Lealand Lane, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of October, 1995.

Marion W. Hickerson III
Marion W. Hickerson, III

Cynthia B. Hickerson
Cynthia B. Hickerson

State of Tennessee
County of Davidson

On this 27th day of October, 1995, before me the undersigned authority, personally appeared **Marion W. Hickerson, III and Cynthia B. Hickerson,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

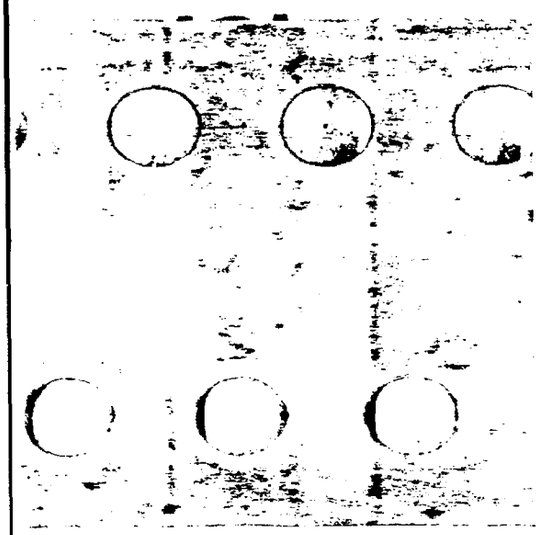
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 350000.00

Affiant

Sworn and subscribed before me on the 27th day of October, 1995.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99





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

RECEIVED OF _____

FOR _____

BOOK 9843 PG 683

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

BANK	
	350000.00
CON TX	1295.00
PRFEE	1.00
MTGFEE	8.00
TOTAL	1304.00
CHECK	1304.00

10/31/95 01 10:23 0001 2806

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0117799
IDENTIFICATION REFERENCE

95 OCT 31 AM 10:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 971455