BOOK 9943 PG 953

Box 1

# WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,506.20

Katheryn A. Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February 19 96

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Katheryn Hicks | OWNER | 49-254 |
| (NAME) | (NAME) | |
| 3443 Knight Road | | 12DZ 81925 |
| (ADDRESS) | (ADDRESS) | |
| Whites Creek, TN 37189 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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

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

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:

A certain tract or parcel of land located in the 12th Civil District of Davidson County, Tennessee, and being a part of the original B.F. and Maggie Sanders land of record in Book 379, Page 602, and Book 289, Page 495, Register's Office for Davidson County, Tennessee at Nashville.
Said Tract of land in composed of Lot No. 5 as shown on unrecorded survey by W.B. Omohundro Surveyor, dated 10/28/39 and an additional tract of land adjoining said lot on the easterly line and partially described by unrecorded survey by Richard B. Omohundro, surveyor, dated 3/18/61, and more particularly described by metes and bounds as follows:
Starting at a spine in the center of Knight Road (Old Ewing Road, said point being the original northwest corner of the B.F. and Maggie Sanders lands, and running thence with the center of Knight Road (Old Ewing Road) S 4 degrees 45' W, 200 feet to a spike in the center of said road, the same being the point of beginning of the hereinafter described tract of land; thence S 87 degrees 30' E, 285 feet to a point; thence S 4 degrees 45' West 50 feet to a point; thence N 87 degrees 30' E 285 feet to a spike in the center of Knight Road (Old Ewing Road); thence with the center of said road N 4 degrees 45' E, 50 feet to the point of beginning.
Being the same property conveyed to J.J. Love, unmarried by deed of record in Book 9881, Page 774, Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing restrictions and easements of record.
This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Anita Cummings and Benjamin Sanders of record in Book 8458, Page 570, said Register's Office with a present unpaid balance of approximately $19,406.20, which the Grantees herein hereby assume and agree to pay.

unimproved ( )
This is improved (XX) property, known as 3443 Knight Road, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 6th day of February 1996

J.J. Love

DCTN01WC

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9943 PG 954

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D.J. Love, unmarried

the bargainor _____, 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 official seal at Antioch, Tennessee, this 6th day of February, 1996.

Commission expires October 9, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

IDENTIF. REFERENCE 0119171

95 FEB -9 AM 11:36

DAVIDSON COUNTY, TN.

5685 02/09 0101 03CHECK

144.08



DCTN01WC

# 9943

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

RECEIVED OF _____

FOR _____

BOOK 9943 PG 955

| | | |
|---|---|---|
| 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 | 36506.20 |
| CON TX | 135.00 |
| PRFEE | 1.00 |
| MTEED | 8.00 |
| TOTAL | 144.00 |
| CHECK | 144.00 |

02/09/96 01 12:38 0001 6685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149171
IDENTIF. # REFERENCE

96 FEB -9 PM 12:

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 1004896