37

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
J.W. Hickman, Trustee of the James W. Hickman Revocable Trust Agreement as Amended and Totally Restated April 12, 1991 P.O. Box 1618 Maitland, FL 32751	81-02-0 81-12-115	Same Address As New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry (JH) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

BK 10021 PG 331

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, ANDRE F. HICKMAN, an unmarried individual (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to J.W. HICKMAN, TRUSTEE OF THE JAMES W. HICKMAN REVOCABLE TRUST AGREEMENT AS AMENDED AND TOTALLY RESTATED APRIL 12, 1991, (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters of record.

Portions of the Property are improved property located in Davidson County, Tennessee known as 2119 24th Ave. North, Nashville, Tennessee (Tract Nos. 1 and 5) and 2413 Hyde Street North, Nashville, Tennessee (Tract No. 9).

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever; provided that Grantor makes no warranty as to the amount of acreage contained with the Property or any parcel constituting the Property.

STATE OF Florida
COUNTY OF Seminole

The actual consideration or value, whichever is greater, for this transfer is $270,000.

Affiant

Subscribed and sworn to before me this 8th day of ~~March~~ April, 1996.

Notary Public
My Commission Expires:

JULIA M. VILLAGE
MY COMMISSION # CC 392995
EXPIRES: September 17, 1998
Bonded Thru Notary Public Underwriters

96 APR 19 PM 2:13

0173226

IDENTIF. & REFERENCE

0337587.01
105855-001 03/21/96

IN WITNESS WHEREOF, the Grantor has executed this Deed this 8th day of ~~March~~ April, 1996.

BOOK 10021 PG 332

GRANTOR:

Andre F. Hickman

STATE OF Florida)

COUNTY OF Seminole)

Personally appeared before me, Julia M. Village the undersigned, a Notary Public in and for said County and State, the within named Andre F. Hickman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Longwood, Florida, this the 8th day of ~~March~~ April, 1996.

Julia M. Village
NOTARY PUBLIC

JULIA M. VILLAGE
MY COMMISSION # CC 392995
EXPIRES: September 17, 1998
Bonded Thru Notary Public Underwriters

My Commission Expires:

0337587.01
105855-001 03/21/96

EXHIBIT A

Land in Davidson County, Tennessee, being described as follows:

TRACT NO. 1:

BEING Lot No. 3 of the Southern Publishing Association Subdivision, a Plan of which is recorded in Book 161, page 144, of the Register's Office for said County.

Said Lot No. 3 fronts 74 feet on the southern side of Hyde Street and runs back between parallel lines 156 feet to a 10-foot alley, reserving a strip of land 3½ feet wide across the south end of said lot for the purpose of widening the alley.

TRACT NO. 2:

Lot. No. 12 in John A. Bell's Subdivision of the Mary J. Fox Lands, as per plan of record in Book 332, page 41, Register's Office for Davidson County, Tennessee. Said Lot No. 12 is particularly described as fronting 52 feet on the easterly margin of Dudley Street, or 24th Avenue, North, and extending back eastwardly and with the northerly margin of Simpkin Street, between parallel lines, 150 feet to the westerly margin of a 20 foot alley.

TRACT NO. 3:

Being Lots Nos. 13 and 14 in John A. Bell's Subdivision of Mary J. Fox Lands, of record in Book 332, page 41 of the Register's Office of Davidson County, beginning at a point in the easterly margin of 24th Avenue, North, formerly called Dudley Avenue, 52 feet north of the corner of said Avenue and E. Street and extending northwardly with said margin of said Dudley or 24th Avenue, North 100 feet; thence at right angles eastwardly 150 feet; thence southwardly 100 feet; thence westwardly 150 feet, to the point of beginning.

TRACT NO. 4:

Being Lots Nos. 15, 16 and 17 on the Plan of John A. Bell's Subdivision of the Mary J. Fox Lands, in the 8th Civil District of Davidson County, a plan of said lands being of record in Book No. 332, page 41, Register's Office for Davidson County, Tennessee. Said Lots Nos. 15, 16 and 17 front 50 feet each on the East side of Dudley Street and extend back between parallel lines easterly 150 feet to an alley. The north line of Lot No. 17 runs back with the southerly margin of Howard Street.

TRACT NO. 5:

Property in the 13th Civil District of Davidson County, State of Tennessee, lying north of the Hydes Ferry Pike, beginning at a point 200 feet north of a planted stone at the northeast corner of Conrad Santis' tract of land; thence north 271-38/100 feet to the southeast corner of Jackson Harding's four acre tract; thence west 462 feet to the southwest corner of Jackson Harding's four acre tract; thence South 271-38/100 feet to the northwest corner of a 2-12/100 acre tract of land conveyed by E.I. DuPont De Nemours and Company to J.E. White, thence east 462 feet to the beginning, containing 2-88/100 acres, more or less.

TRACT NO. 6:

Lot No. Three (3) of I.A. Ford's Subdivision of part of Lot No. 16 of Nichol Property, a plan of which subdivision is of record in the Register's Office of Davidson County, in Plan Book No. 332, page 103, beginning at a point on the cost margin of 25th Avenue, 94 feet north from its intersection of New Bridge Road, thence south 88 degrees east, 162 feet; thence north along the west margin of Lot No. Two (2), 74-4/10 feet; thence west 162 feet to 25th Avenue, thence south along the east margin of 25th Avenue 75½ feet to the point of beginning.

TRACT NO. 7:

Lot No. 4 of Parcel 123 of the I.A. Ford Subdivision, beginning at a point in the east margin of 25th Avenue, North, formerly called Fox's Land at the southwest corner of the Southern Publishing Association's Land, thence east 162 feet along the south boundary of the Southern Publishing Association's tract; thence south 50 feet; thence west 162 feet; thence north 50 feet along the east margin of 25th Avenue, North to point of beginning.

TRACT NO. 8:

Being Lots Nos. 1 and 2 of Parcel 120 in a subdivision for the Southern Publishing Association situated in the old 13th Civil District of Davidson County, Tennessee, recorded in the Register's Office for Davidson County, Tennessee in Book 161, page 144, said Lot No. 1 fronts 70 feet and said Lot No. 2 fronts 74 feet on the south side of Hyde Street and run back between parallel lines 156 feet to an alley.

Tracts No. 1 through 8 being the same property conveyed to Andre F. Hickman by Substitute Trustee's Deed from Frank G. Abernathy, Substitute Trustee, of record in Deed Book 8668, Page 37-41, Register's Office for Davidson County, Tennessee. The foregoing legal description is the same as the previous deed of record.

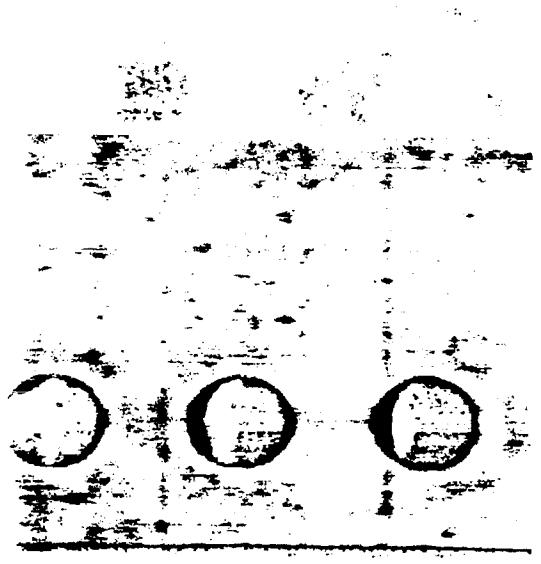
TRACT NO. 9:

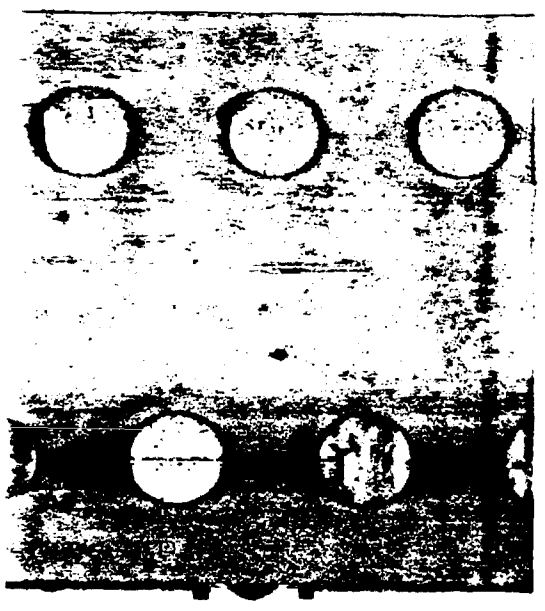
BEING Lot No. 6 of the Map of the Subdivision for the Southern Publishing Association, as of record in Book 161, page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 80 feet on the southerly side of Hyde Street and runs back with the easterly margin of 25th Avenue, North, formerly Fox Lane, 156 feet to an alley, measuring 81 feet thereon.

Being the same property conveyed to Andre F. Hickman by deed from Memorial Bibles International, Inc. of record in Book 8932, page 890-891, Register's Office for Davidson County, Tennessee. The foregoing legal description is the same as the previous deed of record.

[illegible] 1101 03[illegible] 13[illegible].00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10021 PG 335

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

DAMT 270000.00
STA TX 999.00
PRFEE 1.00
MDEED 15.00
TOTAL 1015.00
CHECK 1015.00
04-19-96 DL 14:20 0001 2507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0173226
IDENTIF. ↑ REFERENCE

96 APR 19 PM 2:18

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1030444