Box 17

# WARRANTY DEED

STATE OF TENNESSEE BOOK 11225 PG 88
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Janet Elaine Hickerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October 19 96

NOTARY PUBLIC Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Janet Elaine Hickerson (NAME) | First Commerical Mortgage (NAME) | MAP 98-5 |
| 5204 Dove Trail (ADDRESS) | 400 West Capitol (ADDRESS) | PARCEL 175 |
| Hermitage, TN 37067 (CITY) (STATE) (ZIP) | Little Rock, AR 72201 (CITY) (STATE) (ZIP) | 4D 91429 |

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, Patricia L. Weber , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet Elaine Hickerson

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:

Being Lot No. 12-B on the Zone Lot Division of Lot 12, on the Plan of Hunter's Point Subdivision, of record in Book 5200, page 736, and as amended in Book 6200, page 191, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Patricia L. Weber by deed from Margie A. Tolleson (now Lewis) of record in Book 9444, page 700, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 3814, page 592; Book 3897, page 925; Book 6207, page 609; Book 6279, page 741, and Charter of record in Book 6256, page 293, said Register's Office.

This conveyance is subject to any and all existing easements of record.

As an additional consideration for this conveyance, Grantee herein hereby assumes and agrees to pay the unpaid balance now due on that certain Deed of Trust Note secured by and identified in that certain Deed of Trust in favor of Capitol Mortgage Corporation filed on the 10th day of October, 1985, and recorded as Book 6679, page 263, Register's Office for Davidson County, TN.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 5204 Dove Trail, Hermitage, TN 37067
(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 11th day of October, 19 96

Patricia L Weber
Patricia L. Weber

BOOK 10225 PG 89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia L. Weber

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 Nashville Tennessee, this 11th day of October 19 96.

Commission expires 11/22/98

Laura A. Beasley
Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF

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

LEGAL DESCRIPTION CONTINUATION

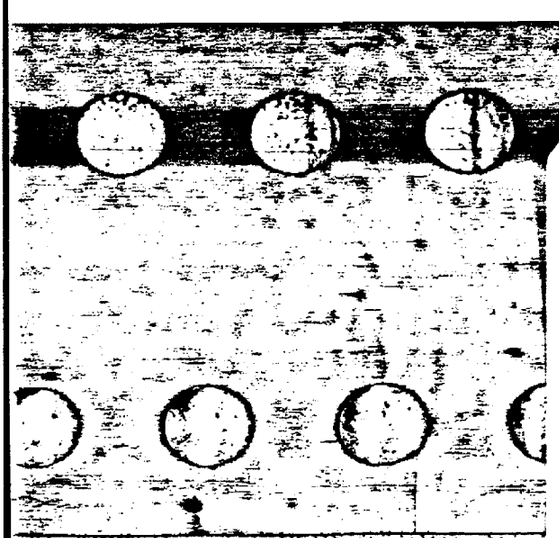
The legal description is the same as the previous deed of record.

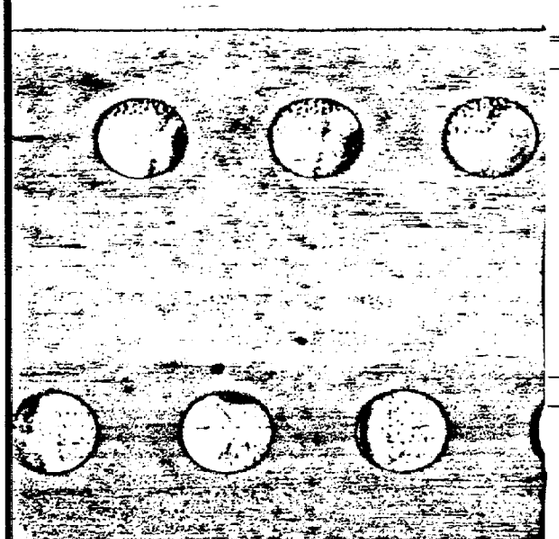


96 OCT 14 PM 2:46
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0235866

9749 10/14 0101 03CHECK 194.00





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

RECEIVED OF _____

FOR _____

BOOK 10225 PG 90

| | | |
|---|---|---|
| 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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

10/14/96 01 14:54 0001 9746

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0235866
IDENTIF. & REFERENCE

96 OCT 14 PM 2:46
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

№ 1076791

No. [redacted]