BOOK 10421 PG 431

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 19 97

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 5-23-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison St. Ste. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sammy R. Calvert (NAME)	Same as New Owner (NAME)	MAP 41-3
P.O. Box 160266 (ADDRESS)	(ADDRESS)	PARCEL 20.00
Nashville, TN 37216 (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, John Thomas Hicks, Jr. and wife, Mary W. Hicks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sammy R. Calvert and wife, Angela D. Calvert

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:

LAND in Davidson County, Tennessee, being Lot No. 118 on the Plan of Dalemere Subdivision, Section 6, as of record in Book 3700, Page 22, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to John Thomas Hicks, Jr., et ux Mary W. Hicks, by Warranty Deed from the HEIRS-At-Law of DOROTHY EVERETTE GOODALL RUGGABER, of record in Book 6829, Page 313, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all notes, easements, setback lines, as set forth on the Plan of Dalemere Subdivision, Section 6, as of record in Plat Book 3700, Page 22, said Register's Office. Also, subject to any Restrictive Covenants which may be of record in said Register's Office.

unimproved ( )
This is improved (X) property, known as 1257 Dalemere Drive, Nashville, TN 37207
(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 our hand s/ this 15th day of April, 19 97

John Thomas Hicks, Jr.

Mary W. Hicks

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 John Thomas Hicks, Jr. and wife, Mary W. Hicks

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 15th day of April 19 97.

Commission expires 5-23-98

Notary Public

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_____.

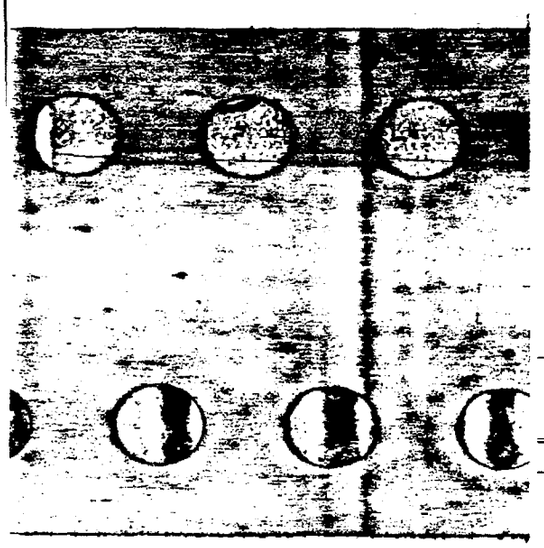
My commission expires _____

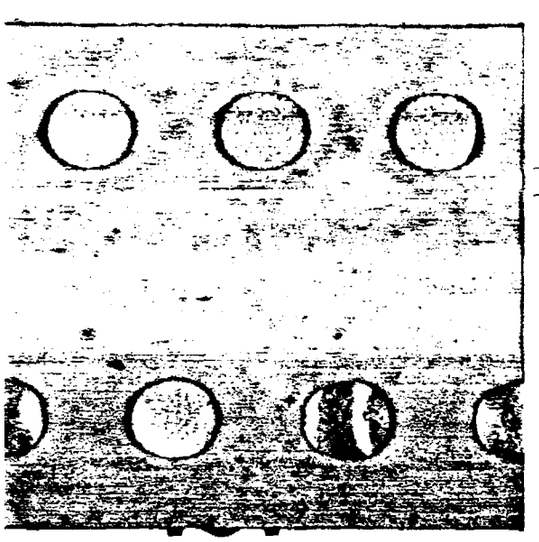
Notary Public

0295744
IDENTIF. & REFERENCE

97 APR 18 AM 10:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0953 04/18 0101 CKCHECK 490.00





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

RECEIVED OF _____

FOR _____

BOOK 10421 PG 433

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
130000.00
CON TX 481.00
PRFEE 1.00
WDEED 8.00
TOTAL 490.00
CHECK 490.00

04/18/97 01 10:16 0001 0953

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0295744
IDENTIF. ↑ REFERENCE

97 APR 18 AM 10: 15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1141098