BOOK 10563 PG 950

ADDRESS NEW OWNERS and
SEND TAX BILLS:
Arlin L. McRae
125 Blueridge Trace
Hendersonville TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
083-09-0 333.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY THOUSAND DOLLARS ($70,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RONALD LUTHER HICKMAN and NANCY CORINNE HICKMAN HESTER, devisees under the last Will and Testament of MABYN ELOUISE HICKMAN, deceased, hereinafter called the GRANTORS, have this day bargained and sold and by these presents do transfer and convey to ARLIN L. McRAE, hereinafter called the GRANTEE, his heirs, successors and assigns forever, the following described property,

to wit:

PROPERTY located in Davidson County, Tennessee, described as follows:

Being Lot No. 88 and the westerly two feet of Lot No. 87 on the plan of the A.V.S. Lindsley 29 acre tract, as of record in Book 57, Page 66, Register's Office for said County.

Said Lot No. 88 and the westerly part of Lot No. 87 front together 52 feet on the southerly side of Gartland Avenue and run back between parallel lines with the easterly margin of North 14th Street, formerly Ordway Avenue, 150 feet to an alley.

Being the same property conveyed to Luther C. Hickman and wife, Mabyn E. Hickman of record in Book 1938, Page 310, said Register's Office. Luther C. Hickman predeceased Mabyn E. Hickman. Mabyn E. Hickman and Mabyn Elouise Hickman being one and the same person. Mabyn Elouise Hickman died testate on May 20, 1997 while residing in Davidson County, Tennessee. In her Last Will and Testament of record in Will Book 214, Page 221, Office of Probate of Davidson County, Tennessee, Mabyn Elouise Hickman devised said property to Ronald Luther Hickman and Nancy Corinne Hickmen Hester.

Subject to all matters shown on the above referenced plat and to restrictions of record.
This improved property is commonly known as 1400 Gartland Avenue, Nashville, Tennessee.

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

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

AND THE GRANTORS covenant with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

THE GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands on this the 7 day of August, 1997.

Ronald Luther Hickman
RONALD LUTHER HICKMAN

Nancy Corinne Hickman Hester
NANCY CORINNE HICKMAN HESTER

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, RONALD LUTHER HICKMAN and NANCY CORINNE HICKMAN HESTER, the within named bargainors 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 at office this 7 day of August, 1997.

NOTARY PUBLIC

My Commission Expires:
1/3/98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $70,000.00.

AFFIANT

Subscribed to and sworn before me, this the 7 day of August, 1997.

NOTARY PUBLIC

My Commission Expires:
1/3/98

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

97 AUG 11 AM 9:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP 0336090
IDENTIF. & REFERENCE

526508/11 0101 03CHECK 26.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10563 PG 952

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 269.00
CHECK 268.00

08/11/97 01 09:55 0001 5265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0336090
IDENTIF. & REFERENCE

97 AUG 11 AM 9:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1184845