26 B

This instrument was prepared by:
J. E. Spruill, Attorney At Law
Woodmont Centre
104 Woodmont Boulevard
Suite 115
Nashville, Tennessee 37205
(615) 297-1568

BOOK 10586 PG 852

# WARRANTY DEED

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL NO. |
|---|---|---|
| G. E. Thornton and wife,<br>Joanne C. Thornton<br>133 Abbottsford Drive<br>Nashville, TN 37215 | SAME | Map 157-08-0-A<br>Parcel 047.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, George Hicks, Jr. and wife, Vicki Hicks (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto G. E. Thornton and wife, Joanne C. Thornton (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Lot 47 of Middleton, a Residential Planned Unit Development, 3rd Revision recorded on May 16, 1989, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee; superseding Middleton, a Residential Planned Unit Development, 2nd Revision recorded on March 29, 1987, of record in Book 6900, page 257, Register's Office for said County.

---Being the same property conveyed to George Hicks, Jr. and wife, Vicky Hicks by Quitclaim Deed from George T. Hicks and wife, Sallie Read Hicks of record in Book 8588, Page 614, Register's Office for Davidson County, Tennessee.

And further being a portion of the same property conveyed to George T. Hicks by Installment Deed from Edith K. Weisiger and husband, Felix M. Weisiger, and B. Roy Kennedy, Jr. and wife, Mae W. Kennedy, of record in Book 5968, page 36, Register's Office for Davidson County, Tennessee.

Vicky Hicks and Vicki Hicks are one and the same person.

This conveyance is subject to taxes for the year 1997 and subsequent years, any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and restrictive covenants of record in Book 6522, page 212; Book 7119, page 345, and Book 9816, page 844, Register's Office for Davidson County, Tennessee.
This is unimproved property commonly known as Lot 47, Middleton Subdivision, Nashville, Tennessee.

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**
The actual consideration or value, whichever is greater for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me this the 27th day of August, 1997.

Notary Public

My Commission Expires: 10-12-99

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

97 AUG 29 AM 10:42
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

(1347155)
IDENTIFICATION REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of August, 1997.

George Hicks, Jr.

Vicki Hicks

Vicki Hicks

2525 08/29 0101 03CHECK 416.00

**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 George Hicks, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 27th day of August, 1997.

Notary Public

My Commission Expires: 10-12-99

**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 Vicki Hicks, 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 27th day of August, 1997.

Notary Public

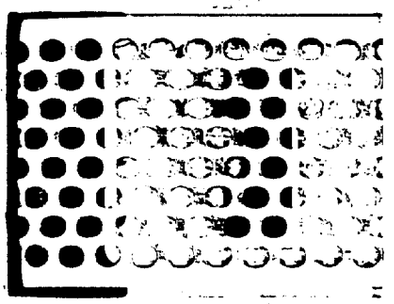
My Commission Expires: 10-12-99

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

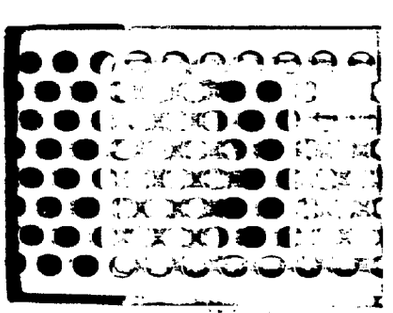
FOR _____

BOOK 10586 PG 854

| | | |
|---|---|---|
| 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 | |
| | | | | 110000.00 |
| | | | CON TX | 407.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 416.00 |
| | | | CHECK | 416.00 |
| 08/29/97 | 01 | 10:42 0001 | | 2525 |

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



0342793

IDENTIFICATION REFERENCE

97 AUG 29 AM 10:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1192027