This instrument was prepared by
John L. Mitchell, Attorney
Clarksville, Tennessee 37040

RONALD A. DAWSON, ET UX

TO: DEED

BOOK 10791 PG 378

JOSEPH M. HICKS

FOR AND IN CONSIDERATION of the love and affection which RONALD A. DAWSON and wife, SYLVIA B. DAWSON, Grantors, have for JOSEPH M. HICKS, Grantee, Grantors have this day given and do hereby transfer and convey unto JOSEPH M. HICKS, Grantee, and to his heirs and assigns forever, a one-third (1/3) undivided interest in and to the following described real estate, together with all improvements thereon, situated in Davidson County, Tennessee, to-wit:

> Being Lot No. 42 on the Map of the McLester Addition to Nolen Heights as of record in Book 421, Page 92, Register's Office for said County.
>
> Said Lot No. 42 fronts 50 feet on the southerly side of Harrison Street and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Ronald A. Dawson and wife, Sylvia B. Dawson by deed of record in Deed Book 10473, Page 619, of the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.
>
> This property is identified as Tax Parcel #133-6-41 in the Davidson County Tax Assessor's Office, and is known as 315 Harrison Street, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD a one-third (1/3) undivided interest in said real estate, together with all improvements thereon, unto the said JOSEPH M. HICKS, Grantee, and to his heirs and assigns forever.

GRANTORS COVENANT that they are lawfully seized and possessed of said interest in said real estate, that they have a good and lawful right to convey the same, that it is unencumbered, except for the deed of trust hereinafter described, and that they

will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is: The assumption by Grantee, JOSEPH M. HICKS, of one-third (1/3) of the balance due on said note secured by a certain deed of trust filed for record in Official Record Book Volume 10473, Page 623, in the Register's Office for Davidson County, Tennessee; BOOK 10791 PG 379

GRANTORS ALSO TRANSFER and convey unto the herein Grantee a one-third (1/3) interest in and to any escrow account carried in connection with the aforesaid deed of trust.

THE GRANTEE joins herein for the purpose of agreeing to comply with all the terms and agreements set out in the aforementioned deed of trust and note described therein, and to indemnify and save Grantors harmless from any further liability as to said one-third (1/3) undivided interest beginning with the payment due January 19, 1998.

WHENEVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have hereunto signed on this the 17th day of December, 1997.

Ronald A. Dawson
RONALD A. DAWSON

Sylvia B. Dawson
SYLVIA B. DAWSON

GRANTORS

Joseph M. Hicks
JOSEPH M. HICKS

GRANTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,333.33

Sylvia B. Dawson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF Feb. 1998.

B. Edwards
Deputy Register

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, RONALD A. DAWSON and wife, SYLVIA B. DAWSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 1997.

NOTARY PUBLIC

My Commission Expires: 2/16/98

BOOK 10791 PG 380

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, JOSEPH M. HICKS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of February, 1998.

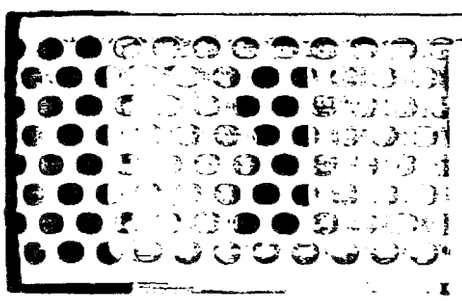
Reba W. Warren
NOTARY PUBLIC

My Commission Expires: March 12, 2001

Name and Address of Property Owner:	Name and Address of Person Responsible for Taxes: (if different)
Joey Hicks	First Federal Savings Bank
315 Harrison St.	P.O. Box 688
Nashville, Tn 37211	Clarksville, Tn 37041-0688

Mail

0399803
IDENTIFICATION REFERENCE
98 FEB 11 PM 1:31
FILED IN THE OFFICE OF THE REGISTER
DAVIDSON CO. TENN.
2413 02/11 0101 03CHECK 106.74



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

RECEIVED OF _____

FOR _____

BOOK 10791 PG 381

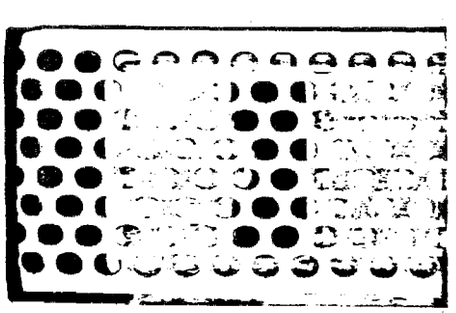
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	25333.32
CON TX	93.74
PRFEE	1.00
WDEED	12.00
TOTAL	106.74
CHECK	106.74

02/11/98 01 13:32 0001 2413

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0399803
IDENTIFICATION REFERENCE

98 FEB 11 PM 1:31
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1252941