NEW PURCHASER
SEND TAX BILLS TO:
Jennifer Lynn Hicks
1208 Littonwood Dr.
Nashville, TN 37216

THIS INSTRUMENT PREPARED BY
HARSH, PARKS & HARSH
LAW OFFICES
GALLATIN, TENNESSEE 37066

TAX MAP 61-8-114

WARRANTY DEED

BOOK 10879 PG 609

FOR AND IN CONSIDERATION of the sum of NINETY-FOUR THOUSAND FIVE HUNDRED ($94,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, STEPHEN BURROW OLDHAM, a single person, have this day bargained and sold and by these presents do hereby transfer and convey unto JENNIFER LYNN HICKS, her heirs and assigns, the following described parcel of land, situated in Davidson County, Tennessee, described as follows:

> BEING LOT NO. 37 of Section 3, McGAUGHEY HEIGHTS, as of record in Book 1835, Page 120, Register's Office of Davidson County, Tennessee.
>
> SAID LOT NO. 37 fronts 100 feet on the southerly side of Littonwood Drive and runs back between parallel lines 200 feet to a dead line.
>
> BEING the same property conveyed to Stephen Burrow Oldham by Warranty Deed from Patricia Ann Melancon (now Patricia Ann Mercer), et al, dated October 28, 1997, and of record Book 10666, Page 40, RODCT, rerecorded in Book 10717, Page 786, RODCT.

TO HAVE AND TO HOLD the above described parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said JENNIFER LYNN HICKS, her heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of said parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for applicable building and zoning regulations and permits, all visible easements, restrictions and easements of record and 1998 real estate taxes which are to be paid by GRANTEE.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said parcel of land, unto the said JENNIFER LYNN HICKS, her heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as herein set forth.

POSSESSION with deed.

WITNESS my hand this the 1st day of April, 1998.

Stephen Burrow Oldham
STEPHEN BURROW OLDHAM

STATE OF TENNESSEE

BOOK 10879 PG 610

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN BURROW OLDHAM, a single person, the bargainor, with whom I am personally acquainted (or proved to me his identity 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 Gallatin, Tennessee, this the 1st day of April, 1998.

Teresa J. Pickard
NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 10-7-98

OATH

STATE OF TENNESSEE
COUNTY OF SUMNER

I, OR WE, HEREBY swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $94,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jennifer Lynn Hicks
AFFIANT

SWORN TO and subscribed before me,

this the 1st day of April, 1998.

Teresa J. Pickard
NOTARY PUBLIC AT LARGE FOR THE STATE OF TN

MY COMMISSION EXPIRES: 10-7-98

1930 04/08 MAIL ENV.
03CHECK
358-65

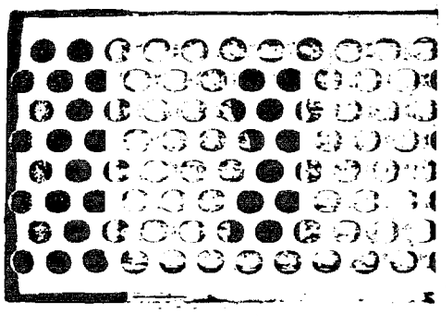
98 APR -8 PM 3:28
DAVIDSON COUNTY, TN.

042351 I
IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10879 PG 611

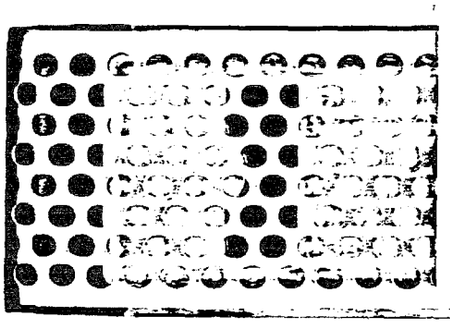
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 94500.00
CON TX 349.65
PRFEE 1.00
WDEED 8.00
TOTAL 358.65
CHECK 358.65

04/08/98 01 15:28 0001 1930

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



042351 I
IDENTIF. # REFERENCE

98 APR -8 PM 3:28

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1278114