0452213

IDENTIF. & REFERENCE

MAIL ENV.

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 10982 PG 494

98 JUN 18 PM 12:09

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Southern Homes, Inc. Post Office Box 97 Franklin, TN 37065	Owner	Map 157-08-0-A Parcel 002.00Co

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, Julia Ann Ison, as Trustee for Jennifer Ison, under Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Julia Ann Ison, Trustee with full power under the Trust to sell, convey, lease, or mortgage without the joinder of any beneficiary, and Jennifer Ison, unmarried (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Southern Homes, Inc., a Tennessee corporation (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Lot 2 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 in which a One-Half (½) undivided interest was conveyed to Julia Ann Ison, Trustee, under Irrevocable Trust Agreement entered December 30, 1988, amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Julia Ann Ison, Trustee, with full power under the Trust to sell, convey, lease, or mortgage without the joinder of any beneficiary by Quitclaim Deed from George T. Hicks and wife, Sallie R. Hicks of record in Book 7955, Page 583, Register's Office for Davidson County, Tennessee.

And further being the same property in which a One-Half (½) undivided interest was conveyed to Julia Ann Ison, Trustee, under Irrevocable Trust Agreement entered December 30, 1988, between George T. Hicks and wife, Sallie R. Hicks, and Julia Ann Ison, Trustee, with full power under the Trust to sell, convey, lease, or mortgage without the joinder of any beneficiary by Deed of Correction from George T. Hicks and wife, Sallie Read Hicks, and Julia Ann Ison, Trustee of record in Book 7827, Page 441, Register's Office for Davidson County, Tennessee.

And further being part 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.

This conveyance is subject to taxes for the year 1998 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; Book 9816, page 844; and Book 10714, page 744, Register's Office for Davidson County, Tennessee.

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This is unimproved property commonly known as 3 Middleton Park Lane, Lot 2, Middleton Subdivision, Nashville, Tennessee 37215.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me this the 4th day of June, 1998.

Notary Public

My Commission Expires: 6/19/00

NETTIE LYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

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

And Grantors do covenant with the said Grantee 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, successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 4th day of June, 1998.

Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Julia Ann Ison, Trustee for Jennifer Ison

By: Julia Ann Ison Trustee
Julia Ann Ison, Trustee

STATE OF KENTUCKY}
COUNTY OF Jefferson}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia Ann Ison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Julia Ann Ison, Trustee for Jennifer Ison, the within named bargainor, and she as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Louisville Kentucky, this 5th day of June, 1998.

Judith A. Moore
Notary Public

My Commission Expires: 6-11-99

JUDITH A. MOORE NOTARY PUBLIC STATE

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Jennifer Ison

STATE OF SOUTH CAROLINA}
COUNTY OF Richland }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Ison, 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 Columbia, South Carolina, this 4th day of June, 1998.

Sherri D Sandy
Notary Public

My Commission Expires:
My Commission Expires
November 4, 2007

NOTARY PUBLIC

2593 06/18 01:01 03CHECK 457.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10982 PG 497

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

	AMT
	120000.00
CON TX	444.00
PRFEE	1.00
WDEED	12.00
TOTAL	457.00
CHECK	457.00

06/18/98 01 12:09 0001 2593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0452213

IDENTIF. A REFERENCE

98 JUN 18 PM 12:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1308434