WARRANTY DEED

prepared by +

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 1998.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack David Hicks		**84-1-178**
(NAME)	(NAME)	
2645 Solon Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jaye Marie Deakin, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jack David Hicks and Juanita L. Fuqua, unmarried persons**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BOOK 11173 PAGE 101

Being Lot No.30 on the Plan of Rosebank Terrace, Section II, of record in Plat Book 5210 at Page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jaye Marie Deakin unmarried by deed of record in Book 10035, Page 290, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Jaye Marie Deakin by Carolyn Adcock as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11173, Page 100, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2645 Solon Drive, Nashville, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

05047.48
IDENTIFICATION REFERENCE
98 OCT 28 AM 10:33
REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 1st day of October, 1998.

Jaye Marie Deakin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11173 PAGE 102

On this OCTOBER 1, 1998 before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Jaye Marie Deakin, and acknowledged that she executed the same as the free act and deed of the said Jaye Marie Deakin, through Power of Attorney granted Carolyn Adcock, by the said Jaye Marie Deakin.

Notary Public

Commission Expires: [illegible]

MANDY SLIGER
NOTARY PUBLIC
WILSON COUNTY, TN
MY COMMISSION EXPIRES
JULY
28
2002

8706 10/28 0101 03CHECK 253.35

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11173 PAGE 103

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 65500.00
CON TX 242.35
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 253.35
CHECK 253.35

10/28/98 01 10:34 0001 8706

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0504748
IDENTIF. & REFERENCE

98 OCT 28 AM 10:33
JILL GRAY, REGISTER
DAVIDSON COUNTY, TN.

No. 1363881