BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

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WARRANTY DEED

State of Tennessee	)
County of Davidson	)

The actual consideration of value, whichever is greater, for this transfer is **$168,900.00**.

Kelvin S Talley
Affiant

Sworn to and subscribed before me this 11 day of Feb, 1999.

NOTARY PUBLIC

My Commission Expires: 7-27-2001

99 FEB 12 AM 8:46
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

0548509
IDENTIF. & REFERENCE

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Kelvin S. Talley	Same	Map 86-3
712 Saddle Trail Court		Parcel 12
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Clyde D. Hicks and wife, Mary Ann Hicks**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Kelvin S. Talley and Magdalene M. Brown, as tenants-in-common**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Saddlebrooke, of record in Plat Book 6250, page 940 as amended in Book 6955, page 398 and in Book 7046, page 38, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and definite description.

Being the same property conveyed to Clyde D. Hicks and Mary Ann Hicks, by deed from J & L Builders by deed dated 06-26-87, of record in Book 7293, page 508, said Register's Office.

This is improved property known as 712 Saddle Trail Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said

Grantee, 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.

WITNESS my hand this 11 day of February, 1999.

Clyde D. Hicks
Clyde D. Hicks

Mary Ann Hicks
Mary Ann Hicks

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, **Clyde D. Hicks and Mary Ann Hicks**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 11 day of February, 1999.

NOTARY PUBLIC

My Commission Expires: 7.27.2002

$25.93 635.93
02/12 0101 TOTO CHECK
5222

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT
168900.00
CON TX 624.93
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 635.93
CHECK 635.93
02/12/99 01 08:45 0001 5322

0548509
IDENTIF. & REFERENCE

99FEB 12 AM 8:46
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1424593