THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16509
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $212,000.00

Affiant

Subscribed and sworn to before me, this 21st day of May, 1999.

Notary Public

My Commission Expires: 9/23/2000

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR./MRS. ROBERT D. HICKS	FRANKLIN FINANCIAL MORTGAGE	103-9
167 Lelawood Circle	210 East Main Street	33
Nashville, Tennessee 37209	Franklin, Tennessee 37064	8DA-57530

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES ARNOLD POSTON AND WIFE, BETTY S. POSTON, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBERT D. HICKS AND WIFE, JULIE HICKS, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 167 Lelawood Circle, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on this 21st day of May, 1999.

JAMES ARNOLD POSTON

BETTY S. POSTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, JAMES ARNOLD POSTON AND WIFE, BETTY S. POSTON, 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 21st day of May, 1999.

My Commission Expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARDEED

99 MAY 27 AM 11:16
DAVIDSON COUNTY REGISTER
BILL BOYD

05920033

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Hillwood Park, as of record in Plat Book 3300, page 28, amended in Book 4226, page 785, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James Arnold Poston and wife, Betty S. Poston by deed from Paul C. Fulton and wife, Johnnie L. Fulton of record in Book 4582, page 938, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 3300, page 28, amended in Book 4226, page 785, said Register's Office.

EXHIBIT "A"

1433 05/27 0101 03CHECK 795.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11496 PG. 983

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	212000.00
CON TX	784.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	795.40
CHECK	795.40

05/27/99 01 11:20 0001 1433

0592033

IDENTIFYING REFERENCE

99 MAY 27 AM 11:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466008