Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Instr:200003070023214 Page: 1 OF 2
REC'D FOR REC 03/07/2000 12:55:26PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $342.25

39-B
File #00-1017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vickey Hicks Scott and Kevin Hicks**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steve Donnelly,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, {{«statelet_sname», described as follows: **To Wit:**

**Vickey Hicks Scott Crouse

Land in Davidson County, Tennessee, being Lot No. 507 of Block No. 24 in the Charlotte Park Company's First Addition to Nashville, the plat of which is of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 507 fronts 50 feet on the northerly side of Dakota, formerly 4th Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Serene Hicks by deed of record in Book, 9136, Page 96, Registers office for said County. The said Serene Hicks is deceased, and Vickey Hicks Scott** and Kevin Hicks Warrant that they are the only children and heirs at law of said Serene Hicks, and that H.D. Hicks, who reserved a life estate in Book 7477, Page 520, said Register's Office, predeceased said Serene Hicks.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4606 Dakota Avenue, Nashville TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 6th day of March, 2000

Vickey Hicks Scott Crouse
Vickey Hicks Scott Crouse

Kevin Hicks
Kevin Hicks

State of Tennessee)
County of Davidson)

On this 6th day of March, 2000, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Vickey Hicks Scott** and Kevin Hicks, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

** Vickey Hicks Scott Crouse

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 92,500.00.**

Affiant

Sworn and subscribed before me on this the 6th day of March, 2000.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Steve Donnelly		**91-16-121**
PO Box 40882	**SAME**	
Nashville, Tn 37204		