PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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Instr:20000524005210? Page: 1 OF 2
REC'D FOR REC 05/24/2000 2:54:26PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $445.85

W & I Ref: (sk) Title No: 41532
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Gregory W. Hicks<br>Jeanna M. Hicks<br>833 Harpeth Bend Drive<br>Nashville, TN 37221 | First Horizon Home Loans<br>10741 King William Drive<br>Dallas, TX 75220 |

**TAX MAP-PARCEL NUMBERS: 156-6-3**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 120,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Deron S. Griffis and spouse, Angela E. Griffis,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory W. Hicks and spouse, Jeanna M. Hicks,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 745 on the Plan of Harpeth Woods Section 2 of record in Book 5200, page 280, Registers Office for said County.

SAID Lot No. 745 fronts 75.0 feet on the northeasterly margin of Harpeth Bend Drive and extends back between parallel lines 200.0 feet to a dead line.

BEING the same property conveyed to Deron S. Griffis and wife, Angela E. Griffis by deed from Daniel T. Keen and wife, Kimberly Keen of record in Book 9170, page 91, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 280, said Register's Office, which Plan shows a 30 foot minimum building setback line from Harpeth Bend Drive and 10 foot easement for public utility and drainage purposes along the rear line(s), and 2.5 x 25' utility anchor easement located on the northeasterly front corner of said lot and an area designated by a line as a high water line, across the northerly portion of said lot; Restrictive covenants of record in Book 5884, page 840, said Register's Office.

**This is improved property, known as:** 833 Harpeth Bend Drive, Nashville, TN 37221

**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 COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

**WITNESS THE EXECUTION HEREOF** this 19th day of May, 2000.

**Deron S. Griffis**

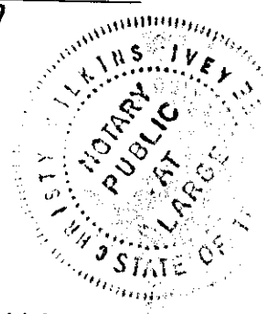
**Angela E. Griffis**

**State of Tennessee**
**County of Williamson**

On this 19th day of May, 2000, before me the undersigned authority, personally appeared **Deron S. Griffis** and **Angela E. Griffis**, 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.

My Commission Expires: 7-26-2003

Notary Public




**State of Tennessee**
**County of Williamson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 120,500.00

Affiant

Sworn and subscribed before me on the 19th day of May, 2000.

My Commission Expires: 7-26-2003

Notary Public

