THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 12/27/00 16:16 2pgs
Fees:11.00 Taxes:247.90
20001227-0126484

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Norvel D. Hickman, et ux 900 Fowler Old Hickory, TN 37138	Same as New Owner	Map 44-14 Parcel 102

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MAE P. PEARSON, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto NORVEL D. HICKMAN and wife, NELLIE JO HICKMAN, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the Fourth Civil District of Davidson County, Tennessee, described as follows:

BEING Lot No. 74 on the Plan of Section II, Rolling Green Subdivision, Village of Old Hickory, as shown on plan recorded January 29, 1949, in Book 1424, page 91, Register's office for Davidson County, Tennessee; located on northwest corner of Livingston and Eleventh Streets, containing 0.33 acres, more or less.

BEING the same property conveyed to Joe C. Pearson and wife, Mae P. Pearson, by deed from E. I. duPont de Nemours and Company, of record in Book 1787, page 508, said Register's Office. And, the said Joe C. Pearson died, testate, on August 18, 1998, at which time the property became vested in his surviving spouse, Mae P. Pearson, in fee simple.

By her signature hereto, Mae P. Pearson, represents and warrants that all debts and obligations owing by Joe C. Pearson during his lifetime or by reason of his death, have been fully paid and satisfied.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1008 Livingston St., Old Hickory, TN 37138.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the plan of record in Book 1424, page 91, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Mae P. Pearson
MAE P. PEARSON, a single woman

"GRANTEES"

NORVEL D HICKMAN
NORVEL D. HICKMAN

Nellie Jo Hickman
NELLIE JO HICKMAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAE P. PEARSON, a single woman, and NORVEL D. HICKMAN and wife, NELLIE JO HICKMAN, 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, at office, this the 14th day of December, 2000.

Patsy C. Pearson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $67,000.00.

NORVEL HICKMAN
Affiant

Sworn to and subscribed before me, this the 14th day of December, 2000.

Patsy C. Pearson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001