FILE BOX 57

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Frank E. Hicks, and Peggie L. Hicks 2101 Baker Road Goodlettsville, TN 37072	Same	Map: 82-5 Parcel: 126.00

Davidson County DEEDWARR
Recvd: 01/05/01 14:44 2pgs
Fees:11.00 Taxes:1202.50

20010105-0001846

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Culbert Construction Company, a Tennessee corporation,** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Frank E. Hicks and Peggie L. Hicks** as tenants in common, (the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being lot numbers 11, 12, 13, the southerly parts of lot numbers 14 and 66, and all of lot numbers 67, 68 and 69 and that part of Alley No. 505 lying between said lots on the Plan of the Subdivision of the McGavock City Part Lots, as of record in Book 57, page 101, Register's Office for Davidson County, described together as follows:

Beginning at the northeast corner of Third Avenue North, formerly College Street, and Van Buren, formerly McGavock Street; thence with the northerly margin of Van Buren Street, eastwardly 285 feet to the westerly margin of Second Avenue North, formerly Market Street; thence with the westerly margin of said Avenue Northwardly 155.66 feet to a point 20 feet from the center line of the L & N Railroad; thence westwardly parallel with and 20 feet from said center line of the L & N Railroad, 285 feet to the easterly margin of Third Avenue North; thence with said Avenue, southwardly 155.66 feet to the beginning.

Being the same property conveyed to Culbert Construction Company by deed from C. C. Cowan and wife, Margaret Hays Cowan of record in Book 4727, page 861, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 2001 and subsequent years.

    1. Sanitary sewer and storm drainage easement of record in Book 11112, page 889, Register's Office for Davidson County, Tennessee.

    2. Right-of-way granted Louisville & Nashville Railroad Company by deed from Tennessee Manufacturing Company, of record in Book 175, page 137, Register's Office for Davidson County, Tennessee. (This applies to the southerly parts of Lots 14 and 66)

    3. Contract between Louisville and Nashville Railroad and J. A. Jones and O. L. Jones as to railroad spur or side track, as of record in Book 340, page 579, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever.

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is

unencumbered, except as set forth above.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of JANUARY 3, 2001.

CULBERT CONSTRUCTION COMPANY

BY: _____
ITS: Pres

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert C. H. Mathews JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President, authorized to execute this instrument on behalf of **Culbert Construction Company,** the within named bargainor, and that he as such Pres.dent, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at office on this the 3rd day of JANUARY, 2001.

_____
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/29/01

My Commission Expires SEPT. 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

_____
Affiant

Subscribed and sworn to before me this 3rd day of January, 2001.

_____
Notary Public

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My commission expires: 9/29/01

My Commission Expires SEPT. 29, 2001

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, AmSouth Center
Nashville, Tennessee 37238