THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
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Davidson County DEEDWARR
Recvd: 01/16/01 09:52 2pgs
Fees:11.00 Taxes:190.55
20010116-0004426

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James R. Hickman, et ux 5462 Lickton Pike Goodlettsville, TN 37072	Same as New Owner	Map 72-06 Parcel 184 Field Book 15DA 05020

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, JIM BLUNKALL, joined by his wife, BRENDA BLUNKALL, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JAMES R. HICKMAN and wife, BETTY R. 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:

BEING Lot No. 17 on the Map of the Revised and Corrected Plan of Subdivision of the Casper Zopfi Place, as of record in Book 547, pages 21 and 22, Register's Office for Davidson County, Tennessee.

SAID Lot No. 17 fronts 50 feet on the northerly side of Trinity Lane, formerly Countess Street, and runs back between parallel lines with the westerly margin of Casper Avenue 145 feet to an alley.

BEING the same property conveyed to JIM BLUNKALL, a married person, conducting business as J & B Investment Property, by deed from Dennis C. Roberson and wife, Lisa D. Roberson, of record in Book 11621, page 759, Register's Office for Davidson County, Tennessee.

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: 1059 East Trinity Lane, Nashville, TN 37216.

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 we, the GRANTORS, do covenant with the said GRANTEES, that we are 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 2001, 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 GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 547, pages 21 and 22, said Register's office.

And, we, the GRANTORS, do further covenant and bind ourselves, our 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.

JOINDER OF SPOUSE: BRENDA BLUNKALL, wife of JIM BLUNKALL, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

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

"GRANTORS"

JIM BLUNKALL

BRENDA BLUNKALL

"GRANTEES"

JAMES R. HICKMAN

BETTY R. HICKMAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIM BLUNKALL and wife, BRENDA BLUNKALL, and JAMES R. HICKMAN and wife, BETTY R. 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 11th day of January, 2001.

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 $51,500.00.

Affiant

Sworn to and subscribed before me, this the 11th day of January, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001