BOX58-B

This instrument prepared by:
(and Return To:)

Elizabeth H. Parrott
Blackburn & McCune, PC
201 4th Ave. N., Ste 1700
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 04/06/01 09:49 2pgs
Fees:11.00 Taxes:342.25
20010406-0033747

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:	
BILLIE J. WATERS 6380 ANDERSON RD PEGRAM, TN 37143	SAME	Map: Group: Parcel:	168 132

FOR AND IN CONSIDERATION of the sum of TEN AND NO/1OO ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LORAINE HICKMAN, Unmarried**, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto **BILLIE J. WATERS** ("Grantee"), her successors and assigns, all of her right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

> LAND in the 9th Civil District of Davidson County, Tennessee, described according to a survey by the Draper Surveying Service as follows:
>
> BEGINNING at the northeast corner of the property conveyed to W.A. McNeil in Book 3431, Page 133, and running with his line S52°W, 346 feet to the northwest corner of the John McNeil property, at an iron pin in a fence; thence with said fence N19°W, 448 feet, N5°E, 667 feet to a fence corner; thence S83°E, 111 feet; thence S3°E, 12 feet; thence S76°25'E, 106 feet; thence S89°E, 440 feet; thence S86°20'E, 900 feet to the northwest margin of the Hester Beasley Road; thence with the margin of the same southwesterly 70 feet to an iron pin; thence N86°20'300 feet to an iron pin and continuing in all 479.6 feet to an iron pin; thence with a line of iron pins S34°30'W, 441.3 feet, S52°13'W, 312.3 feet, S40°W, 255 feet to a gun barrel at the point of beginning, and containing 16.3 acres, more or less.
>
> Subject to ingress and egress to family grave yard as reserved in Will of John S. Prichard, of record in Will Book 24, Page 483, Probate Court for Davidson County, Tennessee.
>
> BEING the same property conveyed to Loraine Hickman, unmarried, by Trustee's Deed of record in Book 10315, page 448, Register's Office for Davidson County, Tennessee.

Property Address: 8871 Hester Beasley Road, Nashville, TN

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her successors and assigns, forever. And Grantor does covenant with the Grantee that she is lawfully seized and possessed of the land in fee

simple, has a good right to convey it, and the same is unencumbered, except as of record. And Grantor does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the land to the Grantee, her successors and assigns, against all lawful claims of all persons, whomsoever.

Whenever 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 our hands this 4th day of April, 2001.

Loraine Hickman

LORAINE HICKMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **LORAINE HICKMAN**, whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of April, 2001.

Marshall L. Hix

NOTARY PUBLIC

My Commission Expires: 9/25/04

MARSHALL L. HIX NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is: $92,500.00.

Billie J. Waters

Billie J. Waters

Subscribed and sworn before me this 4th day of April, 2001.

Marshall L. Hix

NOTARY PUBLIC

My Commission Expires: 9/25/04

MARSHALL L. HIX NOTARY PUBLIC AT LARGE STATE OF TENNESSEE