File Box #24

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/11/01 07:52 2pgs
Fees:13.00 Taxes:539.83
20011211-0136249

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,900.00

Kimberly C. Farrar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 2001

Notary Public

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy R. Farrar, Jr. (NAME)	Guaranty Trust Company (NAME)	MAP 176, GROUP 5
4836 Hickory Way (ADDRESS)	640 Broadmor Blvd., Suite 100 (ADDRESS)	PARCEL 109
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	2D77186

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bradley Wickham and wife, Phuong Wickham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy R. Farrar, Jr. and wife, Kimberly C. Farrar

HEREINAFTER CALLED 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. 74 on the Plan of Final Plat, Hickory Woods, Section B, of record in Plat Book 6900, Page 512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Subject to Amended and Restated Declaration of Covenants, Conditions, and Restrictions of record in Book 9678, Page 187; amended in Book 9764, Page 44; and further amended in Book 11180, Page 802; By-Laws of record in Book 7932, Page 648, Book 9678, Page 213, and amended in Instr: 200012070120450 and Instr: 200106140062710; Charter recorded in Book 7857, Page 87, re-recorded in Book 7876, Page 67, and Book 9680, Page 319; Quitclaim Deed conveying common area of record in Book 9786, Page 923, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Bradley Wickham and wife, Phuong Wickham by deeds of record in Book 11365, Page 310, and Book 11557, Page 655, Register's Office, Davidson County, Tennessee. Bradley Wickham and Bradley J. Wickham is one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to Rules & Regulations of record in Instr: 200106140062709, Register's Office, Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4836 Hickory Way, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever 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 hand s this 6th day of December, 2001

Bradley J. Wickham
Bradley Wickham

Phuong Wickham
Phuong Wickham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley Wickham and wife, Phuong Wickham

the bargainor s, 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 and official seal at Nashville, Tennessee, this 6th day of December 2001.

Commission expires _____

Jennifer B. Peters
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public with and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

JENNIFER B. PETERS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JAN. 29, 2005

LEGAL DESCRIPTION CONTINUATION

Subject to notes on plat of record in Plat Book 6900, Page 512, Register's Office, Davidson County, Tennessee.

This conveyance is subject to public utility and drainage easements, utility anchor easement, and minimum building setback line, of record in Plat Book 6900, Page 512, said Register's Office.