THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **1000 NORTHCHASE DRIVE, SUITE 100** **GOODLETTSVILLE, TN 37072**	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00 Debbie Woodall AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF November, 2001. Misty L. Hicks NOTARY PUBLIC MY COMMISSION EXPIRES:

MISTY HICKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Nathaniel Hicks		053-050-011
(NAME)	(NAME)	
~~1268 Cheyenne Blvd~~ 2225 Riverway Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
~~Madison, TN 37115~~ Old Hickory, Tn 37138		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Union Planters Mortgage, Inc. F/K/A Union Planters PMAC, Inc.**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Nathaniel Hicks, a married person** hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 151 on the plan of Section 3, Sequoia Valley of record in Book 4460, page 83, Register's Office for said County.

Being Lot No. 151, which is a corner lot fronts 132.0 feet on the westerly margin of Cheyenne Blvd., and fronts 115.5 feet on the southerly margin of Canton Pass, and frontgages being joined by a curve having a length of 38.37 feet and extends back ~~XXX~~ 161.6 feet on the weseterly line and 90.5 feet on the southerly line to a point of intersection

Being the same property conveyed to Union Planters PMAC, Inc. by deed of record in Instrument Number 20010705-0071667 Register's Office Davidson County, Tennessee.

This is **improved** property, known as 1268 Cheyenne Blvd, Madison, Tennessee, 37115

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, her heirs and assigns, forever.

GRANTOR does hereby covenant with the said GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, her heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise. The warranties passing to grantees hereunder are limited solely to those matters arsing from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate. 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.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based no representation or warranties expressed or implied, made by Grantors, but on their own judgment.

WITNESS my hand this **30th** day of **January, 2002**

Union Planters Mortgage, Inc

By: _____

Its _____

UNION PLANTERS MORTGAGE INC CORPORATE SEAL MISSISSIPPI

Davidson County DEEDWARR
Recvd: 02/04/02 10:23 2pgs
Fees:13.00 Taxes:488.40

20020204-0014939

STATE OF Mississippi
COUNTY OF Forrest

Personally appeared before me, the undersigned authority in and for the said County, and State, on this 30th day of January, 2002, within my jurisdiction, the within named Morgan Mccarty who acknowledges that he/~~she~~ is CEO, of Union Planters Mortgage, Inc., formerly known as Union Planters PMAC, Inc. a Mississippi Corporation, and that for and on behalf of Union Planters Mortgage, Inc. and as its act and deed in its said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Witnesss my hand and seal at office in Goodlettsville, ~~Tennesssee~~, this 30th day of January, 2002

My Commission Expires: Notary Public