PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
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W & I Ref: GJ Title No: 43275

Dav. Co. File: Box 8

Return to:
Ja[illegible]se Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027
B-2703

Davidson County DEEDWARR
Recvd: 03/06/02 11:06 3pgs
Fees:18.00 Taxes:643.80
20020306-0028038

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William T. Warren III 1718 GlenEcho Road Nashville, Tennessee 37215	First Horizon Home Loan 4000 Horizon Way Irving, TX 75063

TAX MAP-PARCEL NUMBERS: 117-15-167

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$174,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leonard Bickman and spouse, Corinne Bickman and Joshua Bickman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William T. Warren III*** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*unmarried

Land in Davidson County, Tennessee, being Lot No. 2-B on the Plan of Zone Lot Division of Lots 1 and 2 of the Resubdivison of Lot 28 of Glen Echo Subdivision of record in Book 6250, page 336 and amended in Book 6250, page 518, Register's Office for said County.

Said Lot No. 2B fronts 45.54 feet on the northerly margin of Glen Echo Road and extends back 205.76 feet on the westerly side and 200.44 feet on the easterly line to a dead line in the rear, measuring 50.81 feet thereon.

Being the same property conveyed to Leonard Bickman and wife, Corrine Bickman and Joshua Bickman, unmarried, as joint tenants with rights of survivorship, by deed from Juanita M. Sneed, unmarried, of record in Book 11040, page 514, said Register's Office. By Quitclaim Deed of record in Book 11262, page 880, said Register's Office, the said Leonard Bickman and wife, Corrine Bickman and Joshua Bickman conveyed subject property to Glen Echo Partners, LLC. By Quitclaim Deed of record in Book 11705, page 81, said Register's Office. Glen Echo Partners, LLC conveyed subject property to Leonard Bickman and wife, Corrine Bickman, as join tenants with rights of survivorship. Corinne Bickman and Corrine Bickman being one and the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 336 amended in Book 6250, page 518, said Register's Office, which Plan shows a 75 foot minimum building setback line from Glen Echo Road, and 10 foot easement for public utility and drainage purposes along the rear and easterly side line(s); A 2.5 x 25 foot utility anchor easement located on the southeasterly

front corner of said lot; Restrictive Covenant and Maintenance Agreement of record in Book 6626, page 167, said Register's Office; The Restrictions of record in Book 6250, page 518, Book 6626, page 167, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Joshua Bickman by Leonard Bickman as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 1718 Glen Echo Road, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of February, 2002 .

Leonard Bickman

Corinne Bickman

Joshua Bickman By: Leonard Bickman, Atty-in-fact

State of TENNESSEE

County of DAVIDSON

On this 22nd day of February, 2002 , before me the undersigned authority, personally appeared Leonard Bickman and Corinne Bickman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $174,000.00

Affiant

Sworn and subscribed before me this 22nd day of February, 2002

My Commission Expires: 12-25-05

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

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 , **Leonard Bickman** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of February, 2002

Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY
DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

EXHIBIT "A"
To
Warranty Deed

FROM: Leonard Bickman and spouse, Corinne Bickman and Joshua Bickman

TO: William T. Warren III

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Leonard Bickman, Affiant

Sworn to and subscribed before me this

22nd day of February, 2002

Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003