15114

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 18807**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $266,000.00. Affiant Subscribed and sworn to before me, this 28th day of MARCH, 2002. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Mr. Steven Hetcher 1208 Cedar Lane Nashville, TN 37212	**Send Tax Bills To:** Same	**Tax Information:** MAP 118-1 PAR. 98 GOVT 13760

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DENICE EVELYN HICKS, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to STEVEN HETCHER ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1208 Cedar Lane, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of MARCH, 2002.

DENICE EVELYN HICKS

Davidson County DEEDWARR
Recvd: 04/01/02 15:42 2pgs
Fees:13.00 Taxes:984.20
20020401-0039351

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DENICE EVELYN HICKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of MARCH, 2002.

My Commission Expires: _____ Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Victoria Place, as of record in Plat Book 332, page 10, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bruce Arntson and wife, Denice E. Hicks by deed from Patricia Ann Hobson Hutchinson and husband, Leslie B. Hutchinson of record in Book 7951, page 76, said Register's Office. Bruce Arntson and Denice E. Hicks have since been divorced. Bruce Arntson has subsequently conveyed his interest in said property to Denice Evelyn Hicks Arntson by quitclaim deed of record in Book 10302, page 780, Register's Office for Davidson County, Tennessee. Denice Evelyn Hicks Arntson, now known as Denice Evelyn Hicks has conveyed her interest in said property to Denice Evelyn Hicks by quitclaim deed of record in Instrument No. 20001221-0125111, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 332, page 10, said Register's Office.