PLEASE RETURN TO:
CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

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
E-mail: *main@wilkinsandivey.com*
W & I Ref:(SK) Title No: 43915
Dav. Co. File: Box 8

47

Davidson County DEEDWARR
Recvd: 10/09/02 15:03 2pgs
Fees:13.00 Taxes:545.75
20021009-0123729

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joni Bicknese 712 Sweetwater Circle Old Hickory, TN 37138	PROFESSIONAL MORTGAGE GROUP, INC. 1535 W. NORTHFIELD BLVD., #1 MURFREESBORO, TN 37129

TAX MAP-PARCEL NUMBERS: 064-15-A-019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$147,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tina Gentry, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joni Bicknese** 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:**

LAND in Davidson County, Tennessee, being Lot No. 50 on the Plan of Revision One, Section One, Plantation Walk of record in Book No. 7900, page 697, amended by Surveyors Certificate of record in Book 9432, page 449, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Tina Gentry, unmarried by deed from Donald T. Vaughn and Sherrie T. Vaughn of record in instrument no. 200003220029345, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 697, amended by surveyors certificate of record in Book 9432, page 449, said Register's Office, which Plan shows a 20 foot minimum building setback line from Sweetwater Circle together with a designated building site, and a 10 foot easement for public utility purposes along the front line of said lot and a 10 foot public utility and drainage easement along the rear line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 9231, page 719, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 712 Sweetwater, Old Hickory,, Tennessee 37138

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 7th day of October, 2002.

Tina Gentry

State of TENNESSEE

County of DAVIDSON

On this 7th day of October, 2002 , before me the undersigned authority, personally appeared **Tina Gentry** , 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: 5-30-04

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE

County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $147,500.00

Affiant

Sworn and subscribed before me this the 7th day of October, 2002

Notary Public

My Commission Expires: 10-25-03

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE