Davidson County DEEDWARR
Recvd: 12/12/02 12:01 2pgs
Fees:13.00 Taxes:499.50
20021212-0153512

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 19759

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $135,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of DECEMBER, 2002.

Notary Public

My Commission Expires: _____

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Duane P. Sichveland 224 Cherokee Road Nashville, TN 37205	NEW OWNER	MAP 103-12 PAR 52.00 FB

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, FRANCIS E. HIPKINS AND WIFE, FRANCES M. HIPKINS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DUANE P. SICHVELAND ("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 224 Cherokee Road, Nashville, Tennessee 37205.

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 11th day of DECEMBER, 2002.

FRANCIS E. HIPKINS

FRANCES M. HIPKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, FRANCIS E. HIPKINS AND WIFE, FRANCES M. HIPKINS, 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, at office, this 11th day of DECEMBER, 2002.

My Commission Expires: _____

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 43 Block "I" on the Plan of Cherokee Park Third Section, as of record in Plat Book 843, pages 2 and 3, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Francis E. Hipkins and wife, Frances M. Hipkins by deed from Elbert T. Woodward and wife, Gladys Woodward of record in Book 5072, page 848, said Register's Office.

This conveyance is made subject to (1) Charter of record as Instrument No. 200005310054011; and (2) All matters appearing on the Plan of record in Plat Book 843, pages 2 and 3, said Register's Office.