Davidson County DEEDWARR
Recvd: 04/15/03 11:13 2pgs
Fees:13.00 Taxes:453.25
20030415-0049997

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

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 20409

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $122,500.00.

Affiant

Subscribed and sworn to before me, this 8th day of APRIL, 2003.

Notary Public

My Commission Expires:

GERALD S. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2006

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Mark A. Ahlstrom 5310 Camelot Court Brentwood, TN 37027	NEW OWNER	MAP 159-02 PAR 45.00 FB FH 25910

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, M. WRIGHT HICKERSON, III AND WIFE, CYNTHIA B. HICKERSON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARK A. AHLSTROM AND WIFE, ROBIN D. AHLSTROM ("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 unimproved property located at 1216 Beddington Park, Nashville, Tennessee ~~37205~~ 37215.

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 8th day of APRIL, 2003.

M. WRIGHT HICKERSON, III

CYNTHIA B. HICKERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, M. WRIGHT HICKERSON, III AND WIFE, CYNTHIA B. HICKERSON, 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 8th day of APRIL, 2003.

My Commission Expires:

GEORGE E. MUDTER JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Hound's Run a Planned Unit Development, as of record in Plat Book 6900, pages 167 thru 171, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to M. Wright Hickerson, III and wife, Cynthia B. Hickerson by deed from Adex Corporation of record in Book 11751, page 176, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7079, page 995, corrected in Book 7238, page 736; (3) Charter of record in Book 7253, page 992; (4) Easements of record in Book 7430, page 183, Book 7474, page 695, Book 3675, page 362, Book 2248, page 618, Book 2249, page 86, Book 11436, page 574, modified in Book 11505, page 166, and Instrument No. 200209110110590; and (5) All matters appearing on the Plan of record in Plat Book 6900, pages 167 through 171, said Register's Office.