Return to B-3606

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $35,000.00

Affiant

Subscribed and sworn to before me, this 16th day of July, 2003.

Notary Public
My commission expires: 4/16/06

NOTARY PUBLIC AT LARGE
JACK CASE WILSON
WILLIAMSON COUNTY, TENNESSEE

Address of New Owner:	Send Tax Bills to:	Tax Information
Shantrelle S. Edmondson	GMAC	081-15-421.00
1719 Heiman Street	P.O. Box 780	
Nashville TN 37208	Waterloo, IA 50704-0780	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grady Miller Hicks, and wife, Dora Ann Hicks, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shantrelle S. Edmondson, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the easterly 30.4 ft. of Lot #7 in J.M. and T.J. Harding's Subdivision as of record in Book 21, Page 81, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 30.4 feet on the south side of Heiman Street and runs back between parallel lines 152 feet to an alley.

Being the same property conveyed to Johnnie B. Bass and sister, Mattie Bass by deed from Leon Gilbert, an unmarried man, dated 2-24-49, of record in Book 1682, Page 577, Register's Office for Davidson County, Tennessee. Mattie Bass subsequently died testate and by will of record in Will Book 79, Page 341, Probate Court Clerk's Office for Davidson County, Tennessee, subject property was devised to Johnnie B. Bass. Johnnie B. Bass died testate and by will of record in Will Book 214, Page 207, Probate Court Clerk's Office for Davidson County, Tennessee, devised subject property to Grady Miller Hicks.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1719 Heiman Street, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Davidson County DEEDWARR
Recvd: 08/11/03 15:05 2pgs
Fees:13.00 Taxes:129.50
20030811-0114532

WITNESS my hand this 16th day of July, 2003.

Grady Miller Hicks

Grady Miller Hicks

Dora Ann Hicks

Dora Ann Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Grady Miller Hicks and Dora Ann Hicks, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 16th day of July, 2003.

Diane K. Mann

Notary Public

My Commission expires 03/14/05