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Box 35
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THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $175,000.00.* Secretary *Affiant* *Notary Public* *My commission expires:*

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE TENN

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

Name and Address of New Owner:

Cash Home Buyers, Inc.
413 Welshwood Drive
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 11/25/03 15:17 2pgs
Fees:13.00 Taxes:647.50
20031125-0171329

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map and Parcel:**
2805 Blair Boulevard Nashville, TN 37212	104-10-239

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MAURICE L. HICKMAN AND WIFE, L. DIANNE HICKMAN,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **CASH HOME BUYERS, INC.,** a Tennessee corporation, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, of record in Book 421, page 16, Register's Office for Davidson County, Tennessee, and described as follows:

Said part of Lot No. 1 herein conveyed begins at a point in the southerly margin of Long Avenue, now known as Blair Boulevard, 63 feet east of the corner of Lots Nos. 1 and 2 of said subdivision; thence running eastwardly and along the southerly margin of Blair Boulevard 87 feet to the westerly margin of a 15 foot alley; thence with the westerly margin of said alley in a southwesterly direction 172 feet, more or less, to a point; thence northerly parallel with the line between sad Lots Nos. 1 and 2, 137 feet to the point of beginning in the southerly margin of Blair Boulevard, being the easterly part of Lot No. 1 in Westmoreland Place.

Being the same property conveyed to Maurice L. Hickman and wife, L. Dianne Hickman, by deed from Mary Colette Hailey, unmarried, of record in Book 5439, page 241, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Taxes and assessments for 2004 and subsequent a years, a lien, but not yet due and payable.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

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, its successors and assigns, forever; and Grantors do covenant with the said Grantee that they are lawfully seized 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; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantee, its successors 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.

WITNESS my hand this ____ day of November, 2003.

MAURICE L. HICKMAN

L. DIANNE HICKMAN

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MAURICE L. HICKMAN AND WIFE, L. DIANNE HICKMAN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:
