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Davidson County DEEDWARR
Recvd: 12/03/03 15:57 3pgs
Fees:18.00 Taxes:666.00
20031203-0174186

This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Thomas W. Hulme 14 Middleton Park Lane Nashville, TN 37215	Same	Map 157-8A, Parcel 27

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **SALLIE R. HICKS**, a widow, the Grantor herein, has bargained and by these presents does transfer and convey unto **THOMAS W. HULME and wife, DAYNA A. HULME,** the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Lot 27 of Middleton, a Residential Planned Unit Development, 3rd Revision recorded on May 16, 1989, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee; superseding Middleton, a Residential Planned Unit Development, 2nd Revision recorded on March 29, 1987, of record in Book 6900, page 257, Register's Office for said County.
>
> Being a portion of the property conveyed to Sallie R. Hicks by deed from Sallie R. Hicks, George T. Hicks, Jr., Susan H. Thetford, Catherine H. Obolensky, and Judy H. Ison, as Co-Executors of the Estate of George T. Hicks, deceased, of record in Book 9557, page 246, Register'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 Grantees, their heirs and assigns, forever. Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit A. Grantor does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 3rd day of December, 2003.

Sallie R. Hicks
SALLIE R. HICKS

323298-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public of said county, Sallie R. Hicks, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of December, 2003.

Kathleen Taylor Key
Notary Public

My Commission Expires:

5/30/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $180,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas W. Hulme
Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 3 day of December, 2003.

Kathleen Taylor Key
Notary Public
My Commission Expires: 5/30/2007

323298-1

EXHIBIT A

1. Taxes for 2004 and subsequent years.

2. All matters shown on the Plan of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, and restrictions as set forth in the document recorded in Book 6522, page 212 and amended in Book 7119, page 345, Book 9816, page 844, and in Book 10714, page 744, Register's Office of Davidson County, Tennessee.

4. Deeds of conveyance of record in Book 8377, pages 774, 812, and 816, all in the Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Book 6505, page 881, said Register's Office.

6. Charter for Middleton Homeowner's Association, Inc., of record in Instrument No. 20010327-0028930, said Register's Office.