Davidson County DEEDWARR
Recvd: 12/29/03 11:24 2pgs
Fees:13.00 Taxes:425.50

20031229-0183049

WARRANTY DEED

H-HILL-03-0512

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF December, 2003.

JON PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathaniel K. Hicks	Nathaniel K. Hicks	
512 D. B. Todd	(NAME) 512 D.B. Todd	92-8-120.00
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ACHS PROPERTIES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NATHANIEL K. HICKS AND TIM D. DANSBY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 40 in Hodson's Addition to Nashville, Tennessee, a plan of which is of record in Book No. 21, page 136, Register's Office for Davidson County.

Said Lot No. 40 fronts 58 feet on the east side of Bostoc or McTyeire Street, now 19th Avenue, North and runs back between parallel lines and with the southern margin of a 20 foot alley, 150 feet to an alley in the rear.

Being the same property conveyed to Eckhardt Realty Corporation, a Tennessee corporation, Trustee under the 512 D.B. Todd Land Trust from Albert B. Morrison and wife, Dorothy L. Morrison by Warranty Deed dated April 3, 1998 of record in Book 10875, page 506. An Assignment of Beneficial Interest in Trust was entered in to June 10, 1999 by Kevin McKenna and Dottie McKenna (assignors) to ACHS Properties (assignees) where assignors desire to assign to the Assignee all of Assignors' beneficial interest in the trust called 512 D.B. Todd Land Trust. A Substitution of Trustee Agreement was entered in to this 10th day of June 1999 by and between the existing trustee, Eckhardt Realty Corporation, of the 512 D.B. Todd Land Trust and the newly appointed trustee, ACHS Properties. This Substitution of Trustee Agreement includes the resignation of Eckhardt Realty Corporation as Trustee of the Trust and appoints ACHS Properties as the new Trustee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.
See Assignment of Beneficial Interest in Trust as recorded in Instrument No. 20031229-0183048

unimproved ( )
This is improved (X) property, known as 512 D. B. Todd, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this 16th day of December, 2003.

ACHS Properties

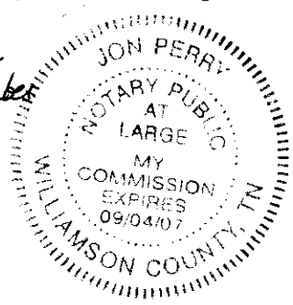
BY: Harry Armstrong

STATE OF Tennessee

COUNTY OF Davidson

I, Jon Perry, a Notary Public of the County and State first above written, do hereby certify that ACHS Properties personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th day of December 2003.



Notary Public

My Commission Expires: 9-4-07

(SEAL)

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903