BOX 10-B

PICK-UP

Davidson County DEEDWARR
Recvd: 02/04/04 10:14 2pgs
Fees:13.00 Taxes:222.00

20040204-0013525

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF **FEBRUARY, 2004.**

Notary Public

MY COMMISSION EXPIRES: 9/22/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C & S PROPERTIES	**SAME**	**91-12-127**
(NAME) **315 DEADERICK STREET**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37238**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, HATTIE M. HICKERSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C & S PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot Nos. 17 and 19 of Block 98, as shown on the map entitled Plan No. 1, West Nashville, of record in Plat Book 57, page (s) 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward A. Hickerson and wife, Hattie M. Hickerson from The Union Acceptance Corporation by deed of record in Book 2864, page 235, said Register's Office. The said Edward A. Hickerson having since died.

Hattie M. Hickerson and Hattie Hickerson are one and the same.

This conveyance is subject to all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

See Durable General Power of Attorney of record as Instrument No. 20030924-0141066 Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **608 47th AVENUE NORTH, NASHVILLE, TN 37209**
(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 GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my hand this 3rd DAY OF **FEBRUARY, 2004**.

Hattie M. Hickerson
by Larry W. Hickerson
attorney in fact for
Hattie M. Hickerson

HATTIE M. HICKERSON
BY: LARRY W. HICKERSON,
ATTORNEY IN FACT FOR HATTIE M. HICKERSON

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 **LARRY W. HICKERSON, ATTORNEY IN FACT FOR HATTIE M. HICKERSON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **HATTIE M. HICKERSON** and who acknowledged that he executed the same as the free act and deed of **HATTIE M. HICKERSON**.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of February, 2004.

Commission expires: 9/22/2007.

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Lee a. Cohen
Notary Public