Davidson County DEEDWARR
Recvd: 03/10/04 13:34 2pgs
Fees:13.00 Taxes:351.50

20040310-0027587

[ADDRESS NEW OWNER:] **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

Richard & Linda Wofford	New Owners	Map 148-6
5543 Edmondson Pk. #69		Parcel 42
Nashville, TN 37211		11807 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Vince J. Hicks, a married person** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Richard Wofford and wife, Linda G. Wofford,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 46, as shown on the map entitled Murray Heights, or record in Plat Book 2663, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Vince J. Hicks, by deed of record in Book 5753, page 883, and Book 5169, page 369, said Register's Office.

The above described real property is not the homestead of the Grantor or his spouse and never has been. It is solely owned by the Grantor free of any interest of his current spouse.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Matters shown on the Plan of record in Book 2663, page 37, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6171, page 888, said Register's Office.
4. Declarations of Covenants, Condition, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained n tan instrument of record in Book 2706, page 329, said Register's Office.

This is improved property commonly known as 3812 East Ridge Drive, Nashville, TN 37211.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $95,000.00.

Richard J. Wofford
Affiant

Subscribed and sworn to before me this 2nd day of March, 2004.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

ROBERT JOHN NOTESTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor 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 set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of March, 2004.

Vince J. Hicks

Vince J. Hicks

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 **Vince J. Hicks**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of March, 2004.

Notary Public

My Commission Expires:_____

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 21, 2005

NOTARY PUBLIC AT LARGE