Davidson County DEEDWARR
Recvd: 04/21/04 14:01 2pgs
Fees:13.00 Taxes:440.30

20040421-0045355

WARRANTY DEED

HICKS-04MT0540

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) 7/23/06

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna R. Hicks and Charles Hicks	Premier Bank of Brentwood	041-11-0-054.00
(NAME)	(NAME)	
3917 Stilton Drive	5217 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BRENDA SYKES PICHE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DONNA R. HICKS AND CHARLES HICKS, 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:

See Exhibit "A"

unimproved ( )
This is improved (X) property, known as 3917 Stilton Drive, Nashville, Tennessee 37207
(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 and 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/our hand(s) this 19th day of April, 2004.

Brenda Sykes Piche

Brenda Sykes Piche

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 Brenda Sykes Piche, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 2004.

My Commission Expires:
7/23/06

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 394 on the Plan of Bellshire Estates, Section A, of record in Book 2331, Page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brenda E. Sykes and husband, William P. Sykes by deed from A. Pauline O'Cain, unmarried, undated, filed March 12, 2001, of record in Instrument No. 20010312-0023654, Register's Office for Davidson County, Tennessee.