Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/04 13:10 2pgs
Fees:13.00 Taxes:185.00

20040423-0046455

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$16,000.00.**

Affiant

Subscribed and sworn to before me this 14th day of April, 2004

Notary Public
My Commission expires 2-24-06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL NUMBER:
1014 Pennock Avenue Land Trust	SAME	082-03-0-296.00
P.O. Box 791		
Joelton, TN 37080		

082-030-296.00

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Henry Alan Hickerson and wife, Barbara Jean Hickerson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **1014 Pennock Avenue Land Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 14 on the plan of George W. Stainback's Corrected Plan of Lots in the Lucy Lindsley Property, of record in Book 161, page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 14 fronts 50 feet on the westerly side of Pennock Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Henry Alan Hickerson and wife, Barbara Jean Hickerson, by Quitclaim deed from Barbara J. Pack Hickerson (formerly Barbara J. Pack, unmarried), on August 14, 1987, of record in Book 7325, page 764, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 141, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 4479, page 611, Register's Office Davidson County, Tennessee.

This is improved property known as: **1014 Pennock Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 14, 2004.

Henry Alan Hickerson
Henry Alan Hickerson

Barbara Jean Hickerson
Barbara Jean Hickerson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Henry Alan Hickerson and wife, Barbara Jean Hickerson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 14, 2004

My commission expires 3-10-06

Notary Public

ANDREW H. MAHONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.