Davidson County DEEDWARR
Recvd: 05/03/04 15:51 2pgs
Fees:13.00 Taxes:555.00

20040503-0050243

FILE BOX 19B

04-04-019-D

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

SCOTT D. WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2004.

Notary Public
My commission expires: 3/31/07

07-0404-81255

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mary F. Hicks 215 Lucky Drive Nashville TN 37211	New Owner	91-15-0-283.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jo Evelyn Brumley, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Mary F. Hicks and husband, Robby L. Hicks**, hereinafter called the Grantees, their successors 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 the northerly 60 feet of the easterly 100 feet of the southerly one-half of Block No. 35 on the Plan of Charlotte Park Company's First Addition, which plan is of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, said part of Block No. 35 is more particularly described as follows:

Beginning at a point in the Westerly margin of 49th Avenue North, formerly Eight Street which is 120 feet north of the northerly margin of Nevada, formerly Third Avenue, and running thence northwardly with the westerly margin of 49th Avenue 60 feet to the southerly margin of an alley; thence westerly with the southerly margin of said alley 100 feet to a dead line; thence southerly 60 feet to a point 120 feet north of the northerly margin of Nevada Avenue; thence eastwardly 100 feet to the point of beginning in the westerly margin of 49th Avenue, North.

Being the same property conveyed to James Henry Brumley and wife, Jo Evelyn Brumley from Harry L Young and wife Mary Elizabeth Young of record in Book 4557, page 245, Register's Office for Davidson County, Tennessee. James Henry Brumley having since died

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 303 49th Avenue North, Nashville, TN 37209.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of April, 2004.

Jo Evelyn Brumley

Jo Evelyn Brumley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jo Evelyn Brumley**, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 30th day of April, 2004.

Catherine R. Vass

Catherine R. Vass
State of Tennessee at Large

My Commission expires: 5/30/04