PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 05/04/04 16:12 2pgs
Fees:13.00 Taxes:666.00
20040504-0050852

W & I Ref:(km) Title No: 45542
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew Trapnell Mary Trapnell 1103 Nichol Lane Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 157-08-A-037

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$180,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sallie R. Hicks**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Trapnell and Mary Trapnell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Middleton, a Residential Planned Unit Development of record in Book 6900, Page 900 Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to George T. Hicks by deed from Edith K. Weisiger and husband, Felix M. Weisiger and B. Roy Kennedy, Jr. and wife, Mae W. Kennedy of record in Book 5968, Page 36, said Register's Office. The said George T. Hicks has since died. By Quit Claim Deed of record in Book 9557, Page 246 Register's Office for said County, Sallie R. Hicks, George T. Hicks, Jr., Susan H. Thetford, Catherine H. Obolensky and Judy H. Ison, as Co-Executors of the Estate of George T. Hicks, exercising the full power and authority vested in them under the Last Will and Testament of George T. Hicks of record in Will Book 180, Page 26, in the Seventh Circuit Court for Davidson County, Tennessee, conveyed subject property to Sallie R. Hicks.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Page 900, said Register's Office, which Plan shows minimum setback lines and easements to which plan reference is hereby made for a more complete description. Declaration of Covenants, Conditions and Restrictions of record in Book 9816, page 844, Book 10714, page 744, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is an improved property, known as: 37 Middleton Circle, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 2004.

Sallie R. Hicks

State of TENNESSEE
County of DAVIDSON

On this 30th day of April, 2004 , before me the undersigned authority, personally appeared Sallie R. Hicks , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary

My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Sworn and subscribed before me this the 30th day of April, 2004.

Notary Public

My Commission Expires: 3/10/07