Davidson County DEEDWARR Recvd: 05/13/04 15:39 2pgs Fees:13.00 Taxes:532.80 20040513-0056317	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$144,000.00.** Judith Atkins Affiant Subscribed and sworn to before me, this the 27th day of April, 2004. Sharon S. Perrone Notary Public My commission expires: 5-27-07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James R. Dade, Jr.	First Horizon Home Loans	**103-03-095.00**
5106 Idaho Avenue	1555 W. Walnut Hill	
Nashville, TN 37209	Irving, TX 75038	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Larry W. Hickerson and wife, Carolyn E. Hickerson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James R. Dade, Jr., an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 easterly 50 feet of the westerly 110 of the southerly 150 feet of Block 19 on the Map of Realty Savings Bank and Trust Company's west extension of Charlotte Park Company's First Addition of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said part of Block 19 fronts 50 feet on the northerly margin of Idaho Avenue (formerly Fifth Avenue) and extends back between parallel lines, parallel with and 60 feet east of the easterly margin of 52nd Avenue North 150 feet to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Larry W. Hickerson and Susie G. Donegan, both unmarried by deed dated September 19, 1991 from Henry Gene Tarpley and wife Laura Lou Talpley of record in Book 8458, Page 462, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Larry W. Hickerson, an unmarried man and wife, Susie D. Hickerson by quitclaim deed dated April 14, 1995 from Larry W. Hickerson and Susie G. Donegan of record in Book 9796, Page 368, Register's Office for Davidson County, Tennessee. The said Susie D. Hickerson having since died, the property is now vested in Larry W. Hickerson, as surviving tenant by the entirety

Carolyn E. Hickerson, as the spouse of Larry W. Hickerson, joins in this conveyance for the purpose on conveying all right, title and interest she may have to the subject property.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **5106 Idaho Avenue, 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 GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 27th day of April, 2004.

Larry W. Hickerson

Larry W. Hickerson

Carolyn E. Hickerson

Carolyn E. Hickerson

STATE OF TENNESSEE)
COUNTY OF Williamson)

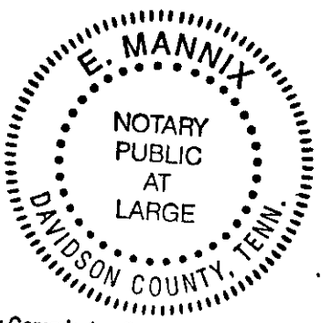
Before me, the undersigned, a Notary Public of said County and State, personally appeared **Larry W. Hickerson and Carolyn E. Hickerson**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **April, 2004.**

E. Mannix

Notary Public

My Commission Expires: 11-25-06



My Commission Expires NOV. 25, 2006