WARRANTY DEED

FILE BOX 45

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2004

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Wilma H. McRaven	NEW OWNER	Map 85
209 Dedham Drive		Group 7
Nashville, TN 37214		Parcel 56

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Randall F. Hickerson and wife, Deborah P. Hickerson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Wilma H. McRaven, unmarried
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:

BEING Lot No. 207 on the Plan of Stanford Country Club Estates, Section IV, of record in Book 2900, Pages 83 and 84, Register's Office for said County.

Said Lot No. 207 fronts 87.98 feet on the northerly side of Dedham Drive and runs back between lines 192.52 feet on the easterly line and 183.44 feet on the westerly line which is a broken line, to a dead line and measures 89.63 feet.

Being the same property conveyed to Randall F. Hickerson and wife, Deborah P. Hickerson, by deed from Ray C. Roseberry and wife, Billie Ruth Roseberry of record in Book 8238, Page 544, said Register's Office.

This conveyance is subject to Restrictions of record in Plat Book 2900, Pages 83 and 84, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Book 2900, Pages 83 and 84, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 209 Dedham Drive, Nashville, TN 37214

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 our hands this 26th day of August, 2004.

Randall F. Hickerson

Deborah P. Hickerson

Davidson County DEEDWARR
Recvd: 08/30/04 10:06 2pgs
Fees:13.00 Taxes:480.63

20040830-0104307

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 Randall F. Hickerson and wife, Deborah P. Hickerson, 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 and official seal at Nashville, Tennessee, this 26th day of August, 2004.

My Commission Expires: 3/31/07

Notary Public

