This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 09/01/04 10:24 2pgs
Fees:13.00 Taxes:271.95
20040901-0105718

ADDRESS NEW OWNER:
Allan W. Hicks
5510 Country Dr., #99
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
National Bank of Commerce
218 20th Ave. North
Nashville, TN 37203

MAP **162-09**
GROUP **A**
PARCEL **99CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robin Ann Perry, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Allan W. Hicks and wife, Suzan R. Hicks**, 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 Townhouse No. 99, Building No. 18, in a Horizontal Property Regime as shown on the plan of Hickory Valley Condominiums, Phase 2, a Condominium Apartment, of record in Plat Book 4460, page 333, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Robin Ann Perry, unmarried by deed from Jimmy Sue Womack and husband, Ramon E. Womack of record in Book 9797, page 476, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 5510 Country Dr., #99, Nashville, Tennessee 37211.

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, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized 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; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 the 27th day of August, 2004.

Robin Ann Perry

Robin Ann Perry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robin Ann Perry, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of August, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1-29-06

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $73,500.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of August, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/06