OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 09/09/04 14:06 2pgs
Fees:13.00 Taxes:370.00

20040909-0109205

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $100,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF September 2004

NOTARY PUBLIC

My Commission expires January 27, 2007

THIS INSTRUMENT PREPARED BY:
David Young Parker, Attorney, P.O. Box 190616, Nashville, Tennessee 37219-0616

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Fred W. Hix and Wife, Sylvia H. Hix (NAME)	Same (NAME)	
5569 S, New Hope Road (ADDRESS)	(ADDRESS)	110-0-172
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Mike Wilkins and wife, Jorene Wilkins

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Fred W. Hix and wife Sylvia H. Hix

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A tract of land in the 4th civil district of Davidson County, Tennessee, being a part of the Commerce Union Bank property described according to a survey by John D. McCormick dated february 18, 1978, as follows:

Beginning at an iron pin in the easterly margin of New Hope Road, the same being the northwesterly corner of the David E. McWilliams property as of record in Book 5194, page 988, Register's Office for Davidson County, Tennessee, the same being the southwest corner of the property herein conveyed; thence leaving said road and running in an easterly direction S. 87 degrees 13 ' E. 873.85 feet to an iron pin; thence S. 87 degrees 13 ' E. 50 feet to an iron pin, the same being the southeast corner of the property herein conveyed; thence N. 3 degrees 14' 26 seconds E. 238.23 feet to an iron pin, the same being the northeast corner of the property herein conveyed; thence N. 87 degrees 13' W. 923.81 feet to an iron pin the easterly margin of New Hope road, the same being the northwest corner of the property herein conveyed; thence running with the easterly margin of New Hope Road S. 3 degrees 14' 30 seconds W. 236.0 feet to the point of beginning and containing 5.03 acres, more or less.

Subject to taxes for the year 2004 and subsequent years.

Being the same property conveyed to MIKE WILKINS AND WIFE, JORENE WILKINS, by deed of record in Book 6244, page 235, said Register's Office.

This is unimproved (X) improved ( ) property known as

South New Hope Road (House Number) (Street) Hermitage, Tennessee (City) (State) 37076 (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 7th day of September, 2004.

Mike Wilkins

Jorene Wilkins

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mike Wilkins and wife Jorene Wilkins, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 7 day of September, 2004.

My Commission expires:
Jan. 27, 2007

Notary Public

YOUNG PARKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

Notary Public