	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$70,000.00.** B Maxey Affiant Subscribed and sworn to before me, this the 6th day of October, 2004. Notary Public My commission expires: 10-3-06 (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
Jeff Vickman	**First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans**	**105-11-247.00**
1900 Thurman Street	**10741 King William**	
Nashville, TN 37204	**Dallas, TX 75220**	

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,

Nathaniel Hicklen, Jr., a married man

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

Jeff Vickman and wife, Bonnie Vickman

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 the 6th, formerly the 9th, Civil District of Davidson County, Tennessee being Lot 2-A on the un-recorded subdivision of Frank St. Charles property described according to a survey made by D. E. Boner, Surveyor dated March 8, 1951 and survey made by Robert M. Dishner, Surveyor dated March 13, 1973 as follows:

Beginning at the southwest corner of the property conveyed to Helen Louise Ayers by deed from Frank St. Charles and wife of record in Book 1011, Page 82 Register's Office for Davidson County, Tennessee, said point being 168 feet, more of less, west of the westerly margin of Bransford, formerly known as Morton Avenue, as measured along the northerly margin of an alley; thence with said alley, N 87 1/2 degrees W 462.5 feet to the easterly margin of Thurman Street;; thence with same N 2 1/2 degrees E 82.5 feet; thence S 87 1/2 degrees E 464 feet to the westerly line of Lot A-1; thence with same southwardly 32.5 feet to Ayer's northwest corner; thence with Ayer's westerly line, southwardly 50 feet, in all 82.5 feet to the beginning.

Being the same property conveyed to Nathaniel Hicklen, Jr., a married man and wife Betty Hicklen by deed from Mary Ann Mott of record in Book 7163, Page 996, Register's Office for Davidson County, Tennessee. The said Nathaniel Hicklen, Jr. and Betty Hicklen having since divorced, said property was conveyed to Nathaniel Hicklen, Jr. by final Decree of Divorce in 2nd Circut Court for Davidson County, TN in Docket No. 97D-3235.

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

Magdalena B. Hickman as spouse of Nathaniel Hicklen, Jr. joins in this conveyance for the purpose of relinquishing any right, title and/or interest, marital or otherwise, she may have in the subject property.

This is improved (__X__) Unimproved (____) property, known as **1900 Thurman Street, Nashville, TN 37204**

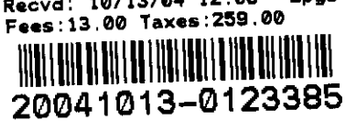
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a 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 6th day of October, 2004.

Nathaniel Hicklen, Jr.

Magdalena B. Hicklen

Davidson County DEEDWARR
Recvd: 10/13/04 12:06 2pgs
Fees:13.00 Taxes:259.00



STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Nathaniel Hicklen, Jr. and Magdalena B. Hicklen** 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 **6th** day of **October, 2004.**

Linda J. Norvell
Notary Public

My Commission Expires: 10-3-06

LINDA J. NORVELL
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN