Return TO:
Baldwin Land Title, PLLC
51 Century Blvd. Ste. 308
Nashville, TN 37214
04 12B-3033

Davidson County DEEDWARR
Recvd: 01/13/05 11:59 3 pgs
Fees:18.00 Taxes:471.75
20050113-0004896

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Seward L. Vicari, et ux 2461 Cabin Hill Rd. Nashville, TN 37214	New Century Mortgage 3109 W. Martin Lutherking Blvd. #300 Tampa, Fl 33607	Map 73-16 Parcel 54.00 Field Book 03DZ47465

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARY DEE HOLLEMAN, Executrix of the Estate of Geneva L. Hawkins, deceased, joined by MARY DEE HOLLEMAN, individually, and by MADISON FIRST BAPTIST CHURCH A/K/A FIRST BAPTIST CHURCH MADISON, INC., a Tennessee corporation, by and through its authorized corporative representative, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto SEWARD L. VICARI and wife, JOYCE M. VICARI, hereinafter referred to as 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. 6 on the Plan of Sunset View, Section III, as of record in Book 2662, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the meets and bounds of said lot.
>
> Being the same property conveyed to James R. Hawkins and wife, Geneva L. Hawkins, by deed from Eva D. Wilkerson of record in Book 4360, Page 999, Register's Office for Davidson County, Tennessee. The said James R. Hawkins died on 09/01/1996, at which time the property became vested in Geneva L. Hawkins, as surviving tenant by the entirety. Geneva L. Hawkins died testate on 08/09/2004. Her Last Will and Testament dated 07/22/1996 was filed for probate in the Seventh Circuit Court for Davidson County, Tennessee under Docket # 04P1385 and Letters Testamentary were issued to Mary Dee Holleman, as Executrix of the decedent's estate.
>
> The mailing address for the said property is 2461 Cabin Hill Road, Nashville, Tennessee 37214.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> The said Last Will and Testament of Geneva L. Hawkins empowers the Executrix, Mary Dee Holleman, to sell and transfer real property and to execute deeds of conveyance pursuant to T.C.A. Section 35-50-110 (6) without the joinder of any beneficiary.

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, the GRANTORS, do covenant with the said GRANTEES, that the Estate of Geneva L. Hawkins, deceased, is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the Estate of Geneva L. Hawkins, deceased, warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, and which are being paid, in full by the GRANTORS, with the closing of this transaction.

2. Subject to Restrictive Covenants filed for record in Book 3963, page 584, Register's Office for Davidson County, Tennessee.

3. Subject to any and all matters shown on the plan of Sunset View Subdivision, Section III, filed for record in Book 2662, page 44, Register's Office for Davidson County, Tennessee.

And, I, MARY DEE HOLLEMAN, Executrix of the Estate of Geneva L. Hawkins, deceased, does further covenant and bind the Estate of Geneva L. Hawkins, its successors or assigns, to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

MARY DEE HOLLEMAN, individually and MADISON FIRST BAPTIST CHURCH A/K/A FIRST BAPTIST CHURCH MADISON, INC., a Tennessee corporation, by and through its authorized corporate representative, join in this conveyance to convey whatever right, title or interest they may have in the said property as Residuary Beneficiaries of the Estate of Geneva L. Hawkins, deceased, under the Last Will and Testament of Geneva L. Hawkins dated July 22, 1996, and filed for probate in the Seventh Circuit Court for Davidson County, Tennessee under Docket No. 04P1385.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

ESTATE OF GENEVA L. HAWKINS

BY: Mary Dee Holleman Ex
MARY DEE HOLLEMAN, Executrix

"GRANTOR"

Mary Dee Holleman
MARY DEE HOLLEMAN, individually

MADISON FIRST BAPTIST CHURCH A/K/A
FIRST BAPTIST CHURCH MADISON, INC.
A Tennessee Corporation

BY: Bill Hines
BILL HINES, Trustee/Deacon/Director

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY DEE HOLLEMAN, Executrix of the Estate of Geneva L. Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 22nd day of December, 2004.

HOMER R. AYERS Notary Public At Large Exp. 8/20/2005 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

WITNESS my hand, at office, this the 22nd day of December, 2004.

HOMER R. AYERS Notary Public At Large Exp. 8/20/2005 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared BILL HINES, with whom I am personally acquainted and who acknowledged himself to be the TRUSTEE/DEACON/DIRECTOR of MADISON FIRST BAPTIST CHURCH A/K/A FIRST BAPTIST CHURCH MADISON, INC., the bargainor, a corporation, and as such TRUSTEE/DEACON/DIRECTOR, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as TRUSTEE/DEACON/DIRECTOR.

WITNESS my hand, at office, this the 22nd day of December, 2004.

HOMER R. AYERS Notary Public At Large Exp. 8/20/2005 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $127,500.00.

Mary Dee Holleman
Affiant

Sworn to and subscribed before me, this the 22nd day of December, 2004.

HOMER R. AYERS Notary Public At Large Exp. 8/20/2005 STATE OF TENNESSEE

NOTARY PUBLIC