Davidson County DEEDWARR
Recvd: 02/15/05 11:51 4 pgs
Fees:23.00 Taxes:1999.63
20050215-0017110

313
BCCB
EHB

Address New Owner:	Send Tax Bills to:	Map-Parcel Number
David Hickman Frank Hickman 3351 Stoners Bend Drive Hermitage, Tennessee 37076-0181	Same	Map 86 Parcel 311
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (EHB) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **WARREN D. HICKMAN AND WIFE, JANETTA P. HICKMAN** (collectively, "Grantor"), has bargained and sold, and hereby transfers and conveys to **DAVID HICKMAN AND FRANK HICKMAN**, as tenants in common (collectively, the "Grantee"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its heirs and assigns, forever.

This is improved land known as 3351 Stoners Bend Drive, Hermitage, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $540,441.00.

Affiant

Subscribed and sworn to before me, this the 14th day of February, 2005.

Notary Public
My Commission Expires:

TONY NASH Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 27, 2007

1023130 v1
004510-234 02/14/05

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real Estate Taxes for the year 2005, a lien, but not yet due and payable, which have been prorated between the parties and assumed by Grantee.

2. Matters shown on the Plan of record in Book 6900, page(s) 855, Register's Office of Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 11190, page(s) 117, said Register's Office.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Executed this 14th day of February, 2005.

SELLER:

By: _____
WARREN D. HICKMAN

By: _____
JANETTA P. HICKMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tony Nash, the undersigned, a Notary Public in and for said County and State, the within named Warren D. Hickman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 14th day of February, 2005.

TONY NASH Notary Public At Large DAVIDSON COUNTY, TENN My Commission Expires January 27, 2007

_____
Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tony Nash, the undersigned, a Notary Public in and for said County and State, the within named Janetta P. Hickman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 14th day of February, 2005.

TONY NASH Notary Public At Large DAVIDSON COUNTY, TENN My Commission Expires January 27, 2007

_____
Notary Public

My Commission Expires:

_____

EXHIBIT "A"

TRACT 1:

Being a 1.10, more or less, acre tract of land lying in the Second Civil District of Davidson County, Tennessee, said tract further described as being Lot No. 3A on the Plan of Resubdivision, of Stoners Bend Business Park as of record in Plat Book 6900, page 855, Register's Office for Davidson County, Tennessee.

Included in the above, but specifically excluded therefrom is that portion thereof described as follows:

A small portion of Lot 3A of the Stoners Bend Business Park and being Tract "A" of the "Resubdivision of Lots 3A of the Stoners Bend Business Park as recorded in Book 11190, page 117, Register's Office for Davidson County, Tennessee, said Tract "A" containing 0.081 acres or 3,520 square feet, more or less according to said plat.

Being the same property conveyed to Warren D. Hickman and wife, Janetta P. Hickman, by deed of record in Book 7793, page 43, said Register's Office.

TRACT 2:

Land in Davidson County, Tennessee, being a small portion of Lot 3A of the Stoners Bend Business Park and being Tract "B" of the "Resubdivision of Lots 3A of the Stoners Bend Business Park as recorded in Book 11190, page 117, Register's Office for Davidson County, Tennessee, said Tract "B" containing 0.009 acres or 375 square feet, more or less according to said plat.

Being the same property conveyed to Warren D. Hickman and wife, Janetta P. Hickman, by deed of record in Book 11655, page 747, said Register's Office.