Davidson County DEEDWARR
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Fees:13.00 Taxes:316.35
20050603-0063506

This instrument prepared by:

FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, STE. 113
NASHVILLE, TN 37214

# WARRANTY DEED

**THIS INDENTURE** made and entered into this 2nd day of June, 2005, by and between Skye G. McCaskey and wife, Leslie Wormer, party of the first part, and Sam L. Hicks and wife, Lea M. Hicks, party of the second part.

**WITNESS:** That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, BEING Lot No. 105 on the Plan of Sterling Heights, Section Three, of record in Plat Book 1424, Page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular descripion of said property.

Being the same property conveyed to Skye G. McCaskey, herein by Warranty Deed dated April 16, 2002 filed for record April 26, 2002 at Instrument No. 20020426-0051376, in the Register's Office of Davidson County, Tennessee.

Leslie Wormer, the wife of Skye G. McCaskey, joins in this conveyance for the purpose of conveying her marital interest, if any, in the subject property.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 1424, Page 113, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the party of the first part the day and year first above written.

Skye G. McCaskey

Leslie Wormer

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Skye G. McCaskey and Leslie Wormer, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Property Owner & Address : Sam L. Hicks & Lea M. Hicks
51 Jay Street
Nashville, TN 37210

Tax Parcel No.: 119-06-0-222.00

Property Address: 51 Jay Street
Nashville, TN 37210

**MAIL TAX BILLS TO:** American Home Mortgage
520 Broadhollow Road
Melville, NY 11747

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $85,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Sam L. Hicks
AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Return To: Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, TN 37215