Davidson County DEEDWARR
Recvd: 06/07/05 15:59 2 pgs
Fees:13.00 Taxes:653.05

20050607-0065172

WARRANTY DEED

SUM-05-1203

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,500.00

Affiant

Subscribed and sworn to before me this 27th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: 02/16/2009

(AFFIX SEAL)

ROBYN DUBRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2009

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Lee, III	NEW OWNER (NAME)	
1203 Woodland (ADDRESS)	(ADDRESS)	83-9-146
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we L. M. HICKMAN AND WIFE, MAUREEN HICKMAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROBERT E. LEE, III, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, Block No. 1 on the Plan of Allison Property of record in Book 161, page 74, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to L. M. Hickman by deed from W. Simmons Allen, Substitute Trustee, dated 7/9/46, of record in Book 1416, page 22, Regsiter's Office for Davidson County, Tennessee. By deed dated 9/25/47, of record in Book 1533, page 638, Register's Office for Davidson County, Tennessee, Otha T. Hickman, an unmarried man, conveyed his interest in subject property to L. M. Hickman.

Maureen Hickman, spouse of L. M. Hickman, joins in the execution of this instrument for the sole purpose of conveying any marital interest she may have in subject property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1203 Woodland, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 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 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 my/our hand(s) this 27th day of May, 2005.

L. M. Hickman

Maureen Hickman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, ~~Carol T. Baker~~ Robyn Dubay, a Notary Public in and for said County and State, the within named L. M. Hickman and Maureen Hickman, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 2005.

My Commission Expires: ~~02/15/09~~ 5/24/08

CAROLYN DUBAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 27th day of May, 2005.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800