Davidson County DEEDWARR
Recvd: 07/07/05 08:15 2 pgs
Fees:13.00 Taxes:703.00

20050707-0077839

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Margaret Anne Howard
Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/24/08
(AFFIX SEAL)

BRAD GOODMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-CD-05-5105

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Anne Howard	NBANK, N.A.	
5105 Idaho Avenue	(NAME) 3635North I-10 Service Road	
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Metairie, LA 70002	103-3-75.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEVE B. HICKS AND WIFE, DONNA L. HICKS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARGARET ANNE HOWARD, hereinafter called the Grantee(s), 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 PART OF LOTS NOS. 23 AND 24 ON THE REALTY SAVINGS BANK AND TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, AS OF RECORD IN BOOK 421, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF IDAHO, FORMERLY 5TH AVENUE, AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO EVERETT GREEN AND WIFE BY DEED FROM WALTER B. KEE AND WIFE, OF RECORD IN BOOK 1306, PAGE 518, SAID REGISTER'S OFFICE, SAID POINT BEING 190 FEET OF THE WESTERLY MARGIN OF 51ST AVENUE NORTH, FORMERLY 10TH STREET, AS NOW ESTABLISHED, THENCE WITH THE SOUTHERLY MARGIN OF IDAHO AVENUE, WESTWARDLY 50 FEET; THENCE SOUTHWARDLY 160 FEET TO THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO R. L. EZELL AND WIFE, BY DEED FROM GEORGE A. L. COOK, EXECUTOR, ET AL, OF RECORD IN BOOK 515, PAGE 530, SAID REGISTER'S OFFICE; THENCE WITH EZELL'S NORTHERLY LINE EASTWARDLY 50 FEET TO THE SOUTHWEST CORNER OF SAID GREEN'S PROPERTY; THENCE WITH THE WESTERLY LINE OF SAME, NORTHWARDLY 160 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KAREN EASTER, A SINGLE PERSON, BY DEED FROM HENRY C. RILLING, A SINGLE PERSON, RECORDED ON THE 26TH DAY OF OCTOBER, 2004, IN INSTRUMENT NO. 20041026-0128601, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
Also Being the same property which a estate was conceyed to Ollie Helen Webb (Keeton) for a during e-natural life with remainder interest to the Grantors herein by Deed of Record in Book 240, page 938, Regierter's of Deed office, Davidson County, Tennessee. See map 103-3, parcel 75: map Parcel Nos 25W-2535. The Address for this property is 5105 Idaho Avenue, Nashville, Tennessee. This is the same description as used in the previous deed. Ollie Webb (Keeton) died testate in Maury County, Tennessee on November 16,1995. This conveyance is subject to any and all existing easements and restrictions as shown of record.

Being the same property conveyed to Steven B. Hicks and wife Donna L. Hicks by Warranty Deed as of record in Instrument No. 20040915-0111362 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5105 Idaho Avenue, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of June, 2005.

Steven B. Hicks by Donna L Hicks
Steve B. Hicks ATTNY IN FACT

Donna L Hicks
Donna L. Hicks

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State personally appeared Donna L. Hicks, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Steve B. Hicks and acknowledged that he/she executed the same as the free act and deed of the said Steve B. Hicks.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of June 2005

My Commission Expires: 7/29/06

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Steve B. Hicks and~~ Donna L. Hicks, the within named bargainor, 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, this the 15th day of June, 2005.

Notary Public

My Commission Expires: 11/24/07

(SEAL)

BRAD GOODMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903