WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 19 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$70,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16TH DAY OF AUGUST, 2005.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CURTIS HICKEY		**96-10-170**
(NAME)	(NAME)	
2841 LAKELAND DRIVE	SAME	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES F. ESKEW, KATHIE E. LAWING, NANCY E. FISHER and ELLEN JONES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CURTIS HICKEY and GAYE W. HICKEY, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 81 on the plan of Twin Lawn Subdivision, of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 81 fronts 88 feet on the southerly side of Lakeland Drive and extends back between lines 168 feet on the westerly side and 193 feet on the easterly side to a broken line in the rear on which it measures 90.1 feet.

Being the same property conveyed to James F. Eskew and wife Dorothy C. Eskew, by deed from Forrest H. McKnight etux Sarah H. McKnight of record in Book 4965, Page 529, Register's Office for Davidson County, Tennessee.
**

unimproved ☐

This is improved ☒ property, known as **2841 LAKELAND DRIVE, NASHVILLE, TN 37214**

(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 **our hands** this **16th day of August, 2005.**

Nancy E. Fisher
NANCY E. FISHER

James F. Eskew, II
JAMES F. ESKEW

Ellen Jones
ELLEN JONES

Kathie E Lawing
KATHIE E. LAWING

** The said James F. Eskew died survived by his spouse Dorothy C. Eskew, who also has died intestate survived by her heirs at law being Nancy E. Fisher, Ellen Jones James F. Eskew and Kathie E. Lawing.**

Davidson County DEEDWARR
Recvd: 08/19/05 11:00 2 pgs
Fees:13.00 Taxes:259.00

20050819-0098963

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **JAMES F. ESKEW, ELLEN JONES, NANCY E. FISHER, and KATHIE E. LAWING,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons whom executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 16th day of August, 2005.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 19 2008