WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,500.00

X Nancy E Summers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2005

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Nancy E. Summers	NEW OWNER	Map 86
200 Thistle Lane		Group 14-0-A
Hermitage, TN 37076		Parcel 200-CO

FOR AND IN 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

Floyd D. Hicks and wife, Linda W. Hicks

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Nancy E. Summers unmarried

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:

BEING Unit No. 200, on the Plan of Stage Three, Hermitage Meadows, of record in Plat Book 6250, Page 300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Floyd D. Hicks and wife, Doreen Hicks by deed from Thoma W. Grumke and wife, Jane Barry-Grunke of record in Book 6823, Page 13, dated 3/28/86 Register's Office for said County. The said Doreen M. Hicks is now deceased.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6034, Page 365; Book 6034, Page 383; Book 7660, Page 612; instrument number 20010327-0029002 said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 300, said Register's Office.

Power of Attorney of record in instrument 20051010-0121997, said register's office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 200 Thistle Lane, Hermitage, TN 37076

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 6th day of October, 2005.

Floyd D. Hicks by Donald Q. Hicks Atty-in-Fact
Floyd D. Hicks

Linda W. Hicks by Donald Q. Hicks Atty-in-Fact
Linda W. Hicks

Davidson County DEEDWARR
Recvd: 10/10/05 10:36 2 pgs
Fees:13.00 Taxes:394.05
20051010-0121998

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Donald Q. Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Floyd D. Hicks and wife, Linda W. Hicks as their Attorney in Fact as the free act and deed of the within named Floyd D. Hicks and wife, Linda W. Hicks.

Witness my hand and official seal at Nashville, Tennessee the 6th day of October, 2005.

My Commission Expires: 1/27/2007

Notary Public

