Record 1ST

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/05 08:45 2 pgs
Fees:13.00 Taxes:370.00
20051102-0132252

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $100,000.00

Affiant

Subscribed and sworn to before me this 31st day of October 2005

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Cherquila Hicks	SAME	133-12-0-303.00
445 Jessie Drive		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Alexander Hicks, Jr. and wife, Ella Hicks**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cherquila Hicks, a married woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 38 on the plan of Section Two, Addition to Greenwood Hills, of record in Book 5200, page 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alexander Hicks, Jr. and wife, Ella Hicks, by deed from Yu Te Sung and wife, Ly Chin Sung, on April 30, 1994, of record in Book 9334, page 854, Register's Office for Davidson County, Tennessee. The said Ella Hicks having since died on June 10, 2004, leaving property to Alexander Hicks, Jr., by right of survivorship.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 133-12-0-303.00.
- Subject to all matters as shown on the Plan of record in Book 5200, page 62, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5303, page 873, and Book 6380, page 413, Register's Office for Davidson County, Tennessee.

This is improved property known as: **445 Jessie Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

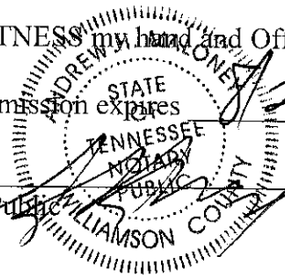
WITNESS our hands this October 31, 2005.

Alexander Hicks JR
Alexander Hicks Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alexander Hicks, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 31, 2005



My commission expires 8/20/06

Notary Public