File Box 14A
File 19434-4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/13/06 13:42 2 pgs
Fees:13.00 Taxes:536.50
20060113-0005528

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$145,000.00.**

Affiant

Subscribed and sworn to before me this the 9th day of January, 2006.

Notary Public

My commission expires: 5/23/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lisa A. Inman	**Bank of America, N.A.**	**Map 105-5, Parcel 021.00**
1214 15th Avenue South	**P.O. Box 9000**	
Nashville, TN 37212	**Getzville, NY 14068-9000**	

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,

Ruby J. Hicks, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa A. Inman, an unmarried person

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 No. 1 and the northerly 10 feet of Lot No. 2 on the Map of Lot Nos. 27 and 49, O.B. Hayes Rokeby Plan, of record in Book 421, page 22, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 1 and the northerly 10 feet of Lot No. 2 fronts 40 feet on the easterly side of 15th Avenue South, formerly Washington Street, and runs back between parallel lines 150 feet to a dead line in the rear measuring 40 feet thereon.

Being the same property conveyed to James Hamilton Hicks and wife, Ruby J. Hicks by deed from Ross E. Jordan and wife, Betty Mae Donnell Jordan, of record in Book 4649, Page 520, dated October 20, 1972, Register's Office for Davidson County, Tennessee. The said James Hamilton Hicks having since died. The property is vested in Ruby J. Hicks as the surviving tenant by the entirety.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **1214 15th Avenue South, Nashville, TN 37212**

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 **9th** day of **January, 2006.**

Ruby J. Hicks

Ruby J. Hicks

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 **Ruby J. Hicks,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **January, 2006.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09