Davidson County DEEDWARR
Recvd: 03/06/06 14:12 2 pgs
Fees:13.00 Taxes:629.74

20060306-0025732

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**383 Johnny Cash Parkway, Suite 140**
**Hendersonville, TN 37075**

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**
**The actual consideration or value, whichever is greater, for this transfer is $170,200.00**

LUTHER P. RAMSEY, III * NOTARY PUBLIC AT LARGE * MONTGOMERY CO., TENN.

**Affiant**

**Subscribed and sworn to before me, this 28th day of February, 2006.**

**Notary Public**
**My commission expires:** 9/23/07

**05-0602-62705**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| James Alex Hickman | 1st Trust Bank For Savings | 064-16-0-D |
| 1820 Brookmeadow Lane | P.O. Box 17257 | 027.00CO |
| Hermitage TN 37076 | Memphis, TN 38187-0257 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ulysses Hernandez, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Alex Hickman, hereinafter called the Grantees, their successors 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. 246, on the Plan of Section One, Truxton Park, of record in Instrument No. 20001026-0106272, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ulysses Hernandez and wife, Jessenia Hernandez by deed from John Gary Gallion, Jr. and Beth Gallion, dated 8-30-04, of record in Instrument No. 20040914-0110788, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ulysses Hernandez by deed from Jessenia Hernandez dated 2/25/06, of record in Instrument No. 20060302-0024298, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1820 Brookmeadow 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

1st MARCH 2006

WITNESS ~~my~~ hand this ~~28th~~ day of ~~February~~, 2006.

Ulysses Hernandez

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ulysses Hernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained. 1st MARCH Notary

Witness my hand in Hermitage, ~~TN~~, this ~~28th~~ day of ~~February~~, 2006.

~~Luther P Ramsey III~~
State of Tennessee at Large

My Commission expires ~~09/23/2007~~

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 26, 2006