This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

New Owners Address
Send Tax Bills to Same Address:
Dennie Black
900 Fowler Street
Old Hickory, TN 37148

MAP: 044-14-0
PARCEL: 056.00
GROUP:

Davidson County DEEDWARR
Recvd: 03/06/06 15:29 2 pgs
Fees:13.00 Taxes:370.00
20060306-0025847

WARRANTY DEED

THIS INDENTURE, made this 3rd day of March, 2006 between

Nellie Jo Hickman

of McNairy County, Tennessee, hereinafter referred to as **Grantor**, and

Dennie Black, a single man

of Robertson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, TN, being Lot No. 100 on the Plan of Section 1, Rolling Green Subdivision District, Davidson County, Tennessee as shown on plan recorded August 21, 1948 in Book 1424, Pages 75, Register's Office Davidson County, Tennessee; located at Southwest corner of Ninth and Fowler Streets, more or less.

This being the same property conveyed to Nellie Jo Hickman and husband, Norvel D. Hickman by Warranty Deed dated 11/30/1999 from Earl T. Whittenberg and wife, Jewel E. Whittenberg of record in Book 11768, Page 180, Register's Office for Davidson County, Tennessee. The said Norvel D. Hickman now being deceased, having died on January 4, 2005.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2006 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Nellie Jo Hickman

Nellie Jo Hickman

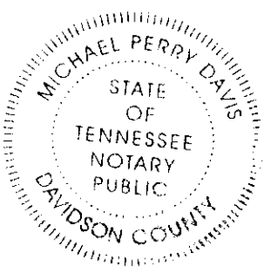
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nellie Jo Hickman the within named 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 office this 31st day of March, 2006.

Notary

My Commission Expires: 9/30/06



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $100,000.00.

Nellie Jo Hickman

Affiant

Sworn to and subscribed before me, this 31st day of March, 2006.

Notary Public

My Commission Expires: 9/30/06

