THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14690

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Davidson County DEEDWARR
Recvd: 06/06/06 13:49 2 pgs
Fees:13.00 Taxes:403.30

20060606-0066916

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064
(615) 790-8868

Property Address:
1009 Brittany Park Drive, Antioch, TN 37013

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Lesha D. Hickman, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Allison L. Saltzgiver, unmarried** , hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot 4 on the Plan of Brittany Park Subdivision, Phase 1A of record in Plat Book 9700, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot 4 fronts 39.80 feet on the easterly margin of Brittany Park and extends back 110.39 feet on the southerly line and 118.17 feet on the northerly line to a dead line in the rear, measuring 39.00 feet thereon.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from Susan L. Autry, dated February 27, 2002, and recorded February 27, 2002, in the Register's Office for Davidson County, Tennessee, Instrument Number 200202270024938.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 24th day of May, 2006.

Lesha D. Hickman {Seal}

Lesha D. Hickman

State of TENNESSEE
County of DAVIDSON

On this the 24th day of May, 2006, before me, the undersigned officer, personally appeared Lesha D. Hickman, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

ROBBIN TERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $109,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 24th of May, 2006.

Notary Public

My Commission expires: 9-19-09

Name of Owner and Property Address:
Allison L. Saltzgiver
109 Brittany Park Dr.
Antioch, TN 37013

Person Or Entity Responsible For Payment Of Taxes:
Allison L. Saltzgiver

Same

Tax Parcel ID#: 162.12-0A-004.00-CO

SONYA SULLIVAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009