Return to:

**SIDWELL & BARRETT, P.C.**
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 06/06/06 14:05 1 pgs
Fees:13.00 Taxes:566.10
20060606-0066926

# WARRANTY DEED

FREDERICK-H06163

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/12/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY:**
Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John M. Frederick | NEW OWNER | 64-16-D-224CO |
| (NAME) | (NAME) | |
| 3117 Remington Park Ct. | | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, Tennessee 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, WARREN LEE HICKS AND JULEE E. HICKS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN M. FREDERICK, hereinafter called the Grantee(s), their heirs and assigns, that 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. 126 on the Plan of Section Four, Truxton Park of record in Instrument No. 20020528-0064435 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Julee E. Clark, an unmarried woman by Deed from Beazer Homes Corp., DBA Phillips Builders of record in Book 20021228-0161176, recorded on December 28, 2002, Register's Office for Davidson County, Tennessee.

Julee E. Hicks f/k/a Julee E. Clark

unimproved ( )
This is improved ( X ) property, known as 3117 Remington Park Ct., Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 2nd day of June, 2006.

Warren Lee Hicks

Julee E. 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 Warren Lee Hicks and Julee E. Hicks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 2nd day of June, 2006.

My Commission Expires:
7/23/06

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public