Davidson County DEEDWARR
Recvd: 07/17/06 11:36 2 pgs
Fees:13.00 Taxes:223.85

20060717-0085579

WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,500.00

Barry A. Hickson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2006

Jamie Crutchfield
Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Barry A. Hickson	New Owner	Map 081
4612 Setter Ct.		Group 11-0
Nashville, TN 37207		Parcel 096.00

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

Martha A. Bell, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Barry A. Hickson and wife, Harriet M. Hickson and Marcus Hickson, unmarried

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. 4 on the unrecorded Map of Smith and Bishop's Resubdivision of certain lots of J.M. T.J. & G.W. Hardings Plan, of record in Book 21, Page 80, Register's Office for said County, and being the westerly part of Lot No. 256 of said Harding's Addition.

Said Lot No. 4 fronts 50 feet on the east side of 21st Avenue North and runs back between parallel lines 139 feet to a dead line.

Being the same property conveyed to Martha A. Bell by deed from Martha A. Bell, Administrator of the Estate of Georgia Young, of record in Book 8240, Page 952, said Register's Office. See also Agreed Order of record in Book 8240, Page 950, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 21, Page 80, said Register's Office.

Power of Attorney of record in Instrument 20060717-0085578, said Register's Office.

Martha A. Bell and Martha Bell being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1722 21st Ave. N., Nashville, TN 37208

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 hand this 13th day of July, 2006.

Martha A. Bell by Thomas Donnell A-F
Martha A. Bell
By: Thomas Donnell, as Attorney-in-Fact

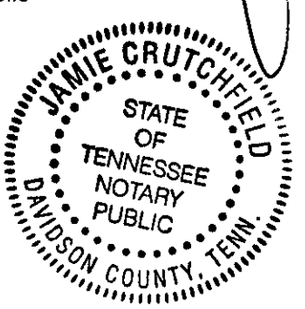
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Thomas Donnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Martha A. Bell as her Attorney in Fact as the free act and deed of the within named Martha A. Bell.

Witness my hand and official seal at Nashville, Tennessee the 13th day of July, 2006.

My Commission Expires: 03/31/07

Notary Public



FILE BOX 45