PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Brentwood, Tennessee 37027
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RECORD & RETURN TO:
Southern Title Services
1517 Hunt Club Blvd #100
Gallatin, TN 37066

W & I Ref: gj Title No: 48032

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/04/06 10:32 2 pgs
Fees:13.00 Taxes:444.00
20060804-0095553

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David L. Warren 604 Cedar Hill Court Antioch, Tennessee 37013	same as new owner

TAX MAP-PARCEL NUMBERS: 16213024700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$120,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anthony L. Hicks and spouse, Mendy A. Hicks**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David L. Warren*** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

* an unmarried person.

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Dreamland Estates Section 4 of record in Book 6900, page 188, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Anthony L. Hicks and wife, Mendy A. Hicks by deed from Sandra D. Hicks, married and husband, Douglas Hicks of record in Book 11392, page 828 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900 Page 188, said Register's Office, which Plan shows a 20 foot minimum building setback line from Cedar Hill Court and a 10 foot easement for public utility and drainage purposes along the broken rear line(s) of said lot and a 2.5 x 25 foot utility anchor easement located on the northwesterly front corners of said lot and a easement for sewer along the southerly side line of said lot.; Restrictions of record in Book 7131, page 515, said Register's Office. .

This is improved property, known as: 604 Cedar Hill Court, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2006 .

Anthony L. Hicks

Mendy A. Hicks

State of TENNESSEE

County of WILLIAMSON

On this 31st day of July, 2006 , before me the undersigned authority, personally appeared **Anthony L. Hicks and Mendy A. Hicks** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

My Commission Expires: _____

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $120,000.00

Affiant

Sworn and subscribed before me this 31st day of July, 2006

Notary Public

My Commission Expires: 11-22-08

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY