WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/25/06 16:09 2 pgs
Fees:13.00 Taxes:111.00
20060825-0105527

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$30,000.00**

Affiant

Subscribed and sworn to before me this 25 day of August, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John Hickman	BancorpSouth Bank	043-13-0-275.00
2112 Ashwood Avenue	5217 Maryland Way	
Nashville, TN 37212	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Billy W .Osteen and wife, Geneva S. Osteen**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Hickman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 24, Block "C" on the plan of Crittenden Estates, of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 24 fronts 50 feet on the south side of Cherry Street and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Billy W .Osteen and wife, Geneva S. Osteen, by deed from Ronald D. Bloodworth, unmarried, on March 7, 1991, of record in Book 8310, page 236, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 974, page 69, Register's Office Davidson County, Tennessee.

This is improved property known as: **320 Cherry Street, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 25, 2006.

Billy W. Osteen
Billy W. Osteen

Geneva S. Osteen
Geneva S. Osteen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Billy W .Osteen and wife, Geneva S. Osteen** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 25, 2006

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY