Davidson County DEEDWARR
Recvd: 09/27/06 09:55 2 pgs
Fees:13.00 Taxes:231.25
20060927-0119375

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$62,500.00**

Connie M. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF SEPTEMBER, 2006.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: 9-22-2007

(AFFIX SEAL)

DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE DEBORAH J. COHEN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN HICKMAN	Same	**63-8-18**
(NAME)	(NAME)	
2109 Geneiva Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, SHEILA TIDWELL AND CONNIE WILLLIAMS, BOTH UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN HICKMAN** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lots Nos.44, 45, 46 and 47, of Block "U" on the Map of Hadley Bend Subdivision, as of record in Book 421, page 120, Register's Office for said County.

Said Lot Nos. 44, 45, 46 and 47 front together 100 feet on the northerly side of Hadley Bend Boulevard and run back between parallel lines 153 feet to an alley.

Being the same property conveyed to Sheila Tidwell and Connie Williams, as tenants in common with right of survivorship, by deed from Residential Funding Corporation as Attorney-In-Fact for JPMorgan Chase Bank, as Trustee, of record in Instrument #20060908-0111613, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 421, page 120, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **334 Hadley Bend Blvd., Old Hickory, TN 37138**
(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 our hands this 24 day of September, 2006.

SHEILA TIDWELL

CONNIE WILLIAMS

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 **Sheila Tidwell and Connie Williams** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of September, 2006.

My commission expires: **September 22, 2007**

Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.