This document prepared by (and after recording return to):

Firm/Company Consumer Trust Title & Escrow, LLC

Address: 219 Ward Circle, Ste. 5

City, State, Zip: Brentwood, TN 37027

Phone:

Davidson County DEEDWARR
Recvd: 01/02/07 08:47 4 pgs
Fees:23.00 Taxes:1165.50

20070102-0000103

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Record and Return to:
Prestige Title, LLC
1000 Westgate Circle, Ste 208
Brentwood, TN 37027

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **PAUL R. WADDLE AND SPOUSE LISA WADDLE** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **MICHAEL A. HICKCOX AND WIFE, ALYS D. HICKCOX** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 208 ON THE PLAN OF WEST MEADE HILLS, SECTION VIII, AS OF RECORD IN BOOK 3600, PAGES 61 AND 62, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NO. 208 FRONTS 147.05 FEET ON THE NORTWESTERLY SIDE OF RODNEY DRIVE AND EXTENDS BACK, 480 FEET ON THE NORTHWESTERLY LINE AND 485.95 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE, ON WHICH IT MEASURES 66.98 FEET.

THIS BEING THE SAME PROPERTY CONVEYED TO PAUL R. WADDLE AND SPOUSE, LISA WADDLE BY WARRANTY DEED OF GERALD C. DOUGLAS AND SPOUSE, JILL FRENCH DOUGLAS RECORDED JULY 16, 2003 IN INSTRUMENT NO. 20030716-0099329, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 115-13-21

This property is known as: 775 RODNEY DRIVE, NASHVILLE, TN 37205

Subject to all matters shown on the Plat of record in Book 3600, Pages 61 and 62, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 13th day of December, 2006.

Paul R Waddle

Grantor
Paul R. Waddle

Lisa Waddle by Paul R Waddle Atty in Fact

Grantor
Lisa Waddle
By: Paul R. Waddle, Atty In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 13th day of December 2006 before me personally appeared Paul R. Waddle to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: W. Davis

Commission Expires:

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul R. Waddle with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for LISA WADDLE and is authorized by LISA WADDLE to execute this instrument on her behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 13th day of December, 2006.

NOTARY PUBLIC

My Commission Expires:

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 20, 2009

SELLER:
Grantor(s) Name, Address, phone:
PAUL R. WADDLE & LISA WADDLE

NEW OWNER:
Grantee(s) Name, Address, phone:
MICHAEL A. HICKCOX AND
ALYS D. HICKCOX
775 RODNEY DRIVE
NASHVILLE, TN 37205

SEND TAX STATEMENTS TO :
BANK OF AMERICA
9000 Southside Blvd., Bldg 700
Jacksonville, FL 32256

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$315,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 13th day of December 2006.

Paul R Waddle
Affiant

Paul R. Waddle
Type or Print Name

Notary Public

(Seal)

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My commission expires:
My Commission Expires JAN. 20, 2009

STATE OF Tennessee
COUNTY OF Williamson

On this the 13th day of December, 2006, before me personally appeared **Paul R. Waddle** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Lisa Waddle**, and acknowledged that he executed the same as her free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 13th day of December, 2006.

My Commission Expires 5/24/2008

Notary Public

