WARRANTY DEED

RAYMOND GLENN RAY

Davidson County DEEDWARR
Recvd: 02/02/07 13:05 3 pgs
Fees:18.00 Taxes:1295.00

20070202-0014087

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Charles Cross, Esquire, 3813 Whites Creek Pike, Nashville, TN 37207

New Owner: NICOLE B. HICKS, ET UX TERRY HICKS	SEND TAX BILLS TO:	MAP & PARCELS NOS. MAP 82-3, PARCEL 3 & MAP 82-3, PARCEL 55000
(NAME)	SAME	
273 MONCREST DRIVE	(ADDRESS)	
CLARKSVILLE, TN 37042		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, RAYMOND GLENN RAY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICOLE B. HICKS AND HUSBAND TERRY HICKS**, 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:

TWO PARCELS
FIRST PARCEL
1115 North First Street Map 82-3 Parcel 3

Land in Davidson County, Tennessee, being lots number 14 and 15 in Sharpe and Horn's Addition to Northeast Nashville, a plan of which is of record in Book 161, page 53, Registers Office for Davidson County.

Said lots number 14 and 15 front 50 feet each on the Easterly side of North First Street, formerly the Whites Creek Pike, and runs back between parallel lines, 145 feet to an alley. This improved property known as 1115 North First Street, Nashville, TN 37207

BEING THE SAME PROPERTY conveyed to Raymond Ray by deed from Claude M. Richmond, Jr., and Wife Katherine Richmond, in and installment deed of record in Book 8091, Page 922, and *previously* to Claude M. Richmond, Jr., and R. J. Richmond, as equal tenants in common, in Book 4400, Page 347, in the Registers office of Davidson County. The said R. J. Having died on August 3, 1981, and by his will of record in Will book 135, Page 661, Probate Clerk's Office for said County, devised his interest in the above described property to his wife, Bertha T. Richmond. And, by deed or record in book 6010, Page 244, Register's Office for said County, Bertha Richmond conveyed her interest in the described property to Claude M. Richmond, Jr. And wife Katherine Richmond. The said Bertha Richmond and Bertha T. Richmond is one and the same person.

SECOND PARCEL:

Map 82-3 Parcel 55000

BEING Lot number 13 on the Plan of Sharpe and Horn's Second Addition, as of record in Book 161 Page 53, Registers Office of Davidson County, Tennessee.

Said Lot number 13, fronts 50 feet on the Easterly side of North First Street, and runs back between parallel lines, 145 feet, more or less, to an alley.

BEING THE SAME property conveyed to Raymond Glenn Ray, Jr.,, from Lois D. Ray [widow of Raymond Glenn Ray, Sr.] and Freeman Ray, *unmarried*, by deed of record in Book 6145, Page 165, Register's Office of Davidson County, Tennessee. *Previously*, this property is the same as property conveyed to Lois D. Ray by deed from Raymond Glenn Ray, Jr., Jeffrey Dewey Ray, Terri Lynne Ray, Sharon Simms and Jennifer Maria Ray as of record in Book 5700, Page 436. Inasmuch as the above referenced deed recited that the interest of Gregory Freeman Ray was not included because he was a minor at the time, the said Gregory Freeman Ray, having at the time of the deed to Raymond Glenn Ray, Jr. attained his majority, joined in the execution of the deed to Raymond Glenn Ray, Jr. In Book 6145, Page 53. The said Gregory Freeman Ray and Gregory F. Ray mentioned herein being one and the same person.

unimproved ☐
This is improved ☒ property, known as **1115 AND 1113 NORTH FIRST STREET, NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37207**

(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 my hand this 26 day of January, 2006.

Raymond Gleen Ray

RAYMOND GLEEN RAY

[redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State of County aforesaid, RAYMND GLENN RAY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Limited Power of Attorney for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN this 26th day of JANUARY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

May 22, 2010

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010