WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/07 16:18 2 pgs
Fees:13.00 Taxes:236.80
20070524-0062294

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, **$64,000.00.**

Peggy D. Ferrell
Affiant

Subscribed and sworn to before me this 24 day of May, 2007.

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	SAME	060-12-0-138.00
2412 Branch Street		
Nashville, TN 37206		

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, **Paulette Kaiser, an unmarried woman**, 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 parts of Lots Nos. 11 and 12 on the final plan of Joywood Heights, Sec. 3, not of record, according to a survey made by W.W. turner Company, Engineers, january 15, 1948, being also known as parts of Lots 3 and 4, on the Plan of a resubdivision of said Lots 11 and 12, not of record, described according to a survey made by George W. Watkins, Surveyor, January 15, 1960, being described in part according to a survey made by John Kohl dated December 5, 1975, as follows:

Beginning at a point on the southeasterly margin of Jones Avenue, extended at the northeast corner of the property conveyed to James C. Clark and wife, by deed from J.T. Murphree and wife, of record in Book 3028, page 5, of the Register's Office for said county; thence with the southeasterly margin of said Avenue northeastwardly 105 ft. to an iron pin; thence South 33° 25" east 186.1 ft. to an iron pin; thence south 56° 30' west 93.2 ft. to an iron pin; thence north 35° 50' west 188.3 ft. to the beginning.

Being the same property conveyed to Paulette Kaiser, an unmarried woman, by deed from Billie Jean Tune, Trustee, on April 18, 1985, of record in Book 6563, page 886, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **2903 Jones Avenue, Nashville, TN 37207**

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 May 24, 2007.

Paulette Kaiser
Paulette Kaiser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Paulette Kaiser, an unmarried woman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 24, 2007

My commission expires 9-22-07

Notary Public

