WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/07 10:29 2 pgs
Fees:13.00 Taxes:185.00
20070605-0066847

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, **$50,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of June, 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	043-11-0-127.00
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, **Maudie R. Jones**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Hickman**, **unmarried,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 82 on the unrecorded plan of Anderson Estates, and also being part of Tract No. 1 on the survey of the Anderson Tract, of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maudie R. Jones and Thomas R. Jones, by deed from Marion E. Rowlette and wife, Mary B. Rowlette, on May 29, 1992, of record in Book 8643, page 262, Register's Office for Davidson County, Tennessee. And further conveyed to Maudie R. Jones by Quitclaim deed from Thomas R. Jones on March 26, 2001 of record in Instrument Number 20010404-0032457, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 37, Register's Office Davidson County, Tennessee.

This is improved property known as: **126 McArthur Drive, 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 June 1, 2007.

Maudie R. Jones
Maudie R. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Maudie R. Jones** 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 June 1, 2007

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY