RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

M/S 114

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 28525B

MAP/GROUP/PARCEL: 162-09-0-B/073.00 CO

Davidson County DEEDWARR
Recvd: 07/05/07 10:33 2 pgs
Fees:13.00 Taxes:432.90
20070705-0079896

NEW OWNER'S NAME AND ADDRESS:
GINGER L. HICKS AND JANIS S. HICKS
5600 COUNTRY DRIVE, UNIT 160
NASHVILLE, TN 37211

SEND TAX BILLS TO:
~~NEW OWNER~~
Churchill Mortgage Corporation
761 Old Hickory Blvd, Ste 400
Brentwood, TN 37027

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **DEBORAH J. MESSINGER, AN UNMARRIED PERSON**, hereinafter called Grantor, does hereby transfer and convey unto, **GINGER L. HICKS, UNMARRIED, AND JANIS S. HICKS, MARRIED,** as tenants in common with right of survivorship, their heirs and assigns, hereinafter called Grantees, property described as follows:

A CERTAIN TRACT OF LAND IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TOWNHOUSE NO. 160, ON THE REVISED SITE PLAN, PHASE 3, HICKORY VALLEY CONDOMINIUMS, OF RECORD IN BOOK 5050, PAGE 94, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE.

THIS CONVEYANCE IS MADE SUBJECT TO ALL PROVISIONS OF THE TENNESSEE "HORIZONTAL PROPERTY ACT" AS SET OUT IN SECTION 64-2701 ET SEQ. OF THE TENNESSEE CODE ANNOTATED, AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF; TO THE BY-LAWS FOR THE ADMINISTRATION THEREOF, INCLUDING BUT NOT LIMITED TO ASSESSMENTS, ALL AS MADE AND PROVIDED IN THE EXHIBIT TO THE MASTER DEED OF RECORD IN BOOK 4918, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO EASEMENTS, RIGHTS AND INTEREST IN FAVOR OF THE OTHER UNIT OWNERS AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREON;AND ALSO INCLUDING WITHOUT LIMITATION ALL CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, LIENS, ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF HICKORY VALLEY CONDOMINIUMS, PHASE 3, AS OF RECORD IN BOOK 4918, PAGE 116, AS AMENDED IN BOOK 4958, PAGE 346, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The subject property is improved property known as 5600 COUNTRY DRIVE, UNIT 160, NASHVILLE, TN 37200.

BEING the same property conveyed to Deborah J. Messinger herein by deed of record in Instrument#20040521-0060082, Register's Office for DAVIDSON County, Tennessee. Flossie Putman, holder of a life estate of record in Instrument #20010209-0012931, Register's Office for said County, is now deceased.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

DEBORAH J. MESSINGER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **DEBORAH J. MESSINGER,** with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in HENDERSONVILLE, Tennessee on this the 29th day of June, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $117,000.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of June, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-16-07

KEVIN STEINKE
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.