WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/23/07 10:03 3 pgs
Fees:18.00 Taxes:185.00
20070823-0100721

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 13 day of Aug., 2007.

Daphne M. Davis
Notary Public
My Commission expires: 11-14-2008
(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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	072-12-0-021.00
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, **Jeanann Mills Stuart**, Conservator of the of the Special Needs Trust for Nancy Brewer, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John L. Hickman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the west 27-1/2 feet of Lot No. 86 and the east 30 feet of Lot 87 on the plan of Waters Place, of record in Book 332, page 136 and 137, 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 Nancy Ruth Stagner Brewer, on February 3, 1998, of record in Book 10784, page 844, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 136 and 137, Register's Office Davidson County, Tennessee.

This is improved property known as: **1708 Hanover Road, Nashville, TN 37216**

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 August 13, 2007.

Jeanann Mills Stuart, Conservator

Jeanann Mills Stuart, Conservator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of August, 2007, before me, appeared Jeanann Mills Stuart to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the Conservator of the special needs trust of Nancy Brewer and that the seal affixed to said instrument is the seal of said trust and that said instrument was signed and sealed in behalf of said Trust and said Jeanann Mills Stuart acknowledged said instrument to be the free act and deed of said Trust.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07



I, Hal E. Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Hal E. Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2009

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)