# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Dennis Kevin Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES 2-10-08
(AFFIX SEAL)

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TN
My Commission Expires FEB. 10, 2008

**THIS INSTRUMENT WAS PREPARED BY**
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Frankie L. Cross | Bank Mortgage | MAP 42-06 PARCEL 5 |
| (NAME) 905 Nesbitt Lane | (NAME) 700 Executive Center Dr #200 | |
| (ADDRESS) Madison, TN 37115 | (ADDRESS) Brentwood, TN 37027 | |
| (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, WE, **CARLOS H. HICKS, BY AND THROUGH DENNIS KEVIN HICKS, ATTORNEY IN FACT AND WIFE, WILLIE C. HICKS, BY AND THROUGH DENNIS KEVIN HICKS, ATTORNEY IN FACT,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANKIE L. CROSS, married,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, and being more particularly described as Tract 49 on a survey by Howard George and Associates dated July 28, 1981, as follows:

Beginning at a concrete monument found (the southeast corner of Lot 49 and the southwest corner of Lot 50, on the plan of Section Two, Bonnie Brae Subdivision, of record in Book 2330, page 123, RODC); thence S 2 deg. 51' 30" W, 80.00 feet to a concrete monument set; thence S 25 deg. 58' 20" W, 151.16 feet to a concrete monument set; thence N 75 deg. 38' 00" W, 125.00 feet to a concrete monument set on the east right of way of Interstate 65; thence with said right of way N 5 deg. 49' 20" E, 14.00 feet to a concrete monument found; thence N 48 deg. 01' 00" E, 255.41 feet to the beginning, containing 0.407 acre more or less.

Being the same property conveyed to Carlos H. Hicks and wife, Willie C. Hicks by deed dated 8/10/81 of record in Book 5781, page 230, Register's Office for Davidson County, Tennessee.

DENNIS KEVIN HICKS executes this instrument as Attorney in Fact for Carlos H. Hicks pursuant to Durable Power of Attorney for Carlos Hilton Hicks of record in Instrument No. 20071016-0122191, Register's Office for Davidson County, Tennessee.

Carlos H. Hicks and Carlos Hilton Hicks are one and the same person.

DENNIS KEVIN HICKS executes this instrument as Attorney in Fact for Willie C. Hicks pursuant to Durable Power of Attorney for Willie Matt Hicks of record in Instrument No. 20071016-0122190, Register's Office for Davidson County, Tennessee.

Willie C. Hicks and Willie Matt Hicks are one and the same person.

This is the same legal description as on the previous deed of record.

Davidson County DEEDWARR
Recvd: 11/08/07 13:26 2 pgs
Fees:13.00 Taxes:555.00
20071108-0132016

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 905 Nesbitt Lane, Madison, TN 37115
(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 our hand(s) this 10/22/2007.

Carlos H. Hicks

BY: DENNIS KEVIN HICKS, Attorney in Fact

Willie C. Hicks

BY: DENNIS KEVIN HICKS, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, DENNIS KEVIN HICKS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and further acknowledged that he is the Attorney In Fact for CARLOS H. HICKS and is authorized by CARLOS H. HICKS to execute this instrument on his behalf.

WITNESS my hand and official seal this 10/22/07

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 2-10-08

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, DENNIS KEVIN HICKS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and further acknowledged that he is the Attorney In Fact for WILLIE C. HICKS and is authorized by WILLIE C. HICKS to execute this instrument on her behalf.

WITNESS my hand and official seal this 10/22/07

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 2-10-08

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