THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 27260-12-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $213,000.00. Affiant Subscribed and sworn to before me this 20th day of December, 2007. Notary Public My Commission Expires: 11-14-09

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: David S. Gilliland 7509 Rolling River Parkway Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 141110A002.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hayes G. Hickman and Caleb A. Hickman, devisees under the will of Rita D. Hickman, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David S. Gilliland** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7509 Rolling River Parkway, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of December, 2007.

Hayes G. Hickman By Caleb A. Hickman Atty-In-Fact

Hayes G. Hickman
By Caleb A. Hickman, Attorney-in-fact

Caleb A. Hickman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid **Caleb A. Hickman**, 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 who further acknowledged that he is the Attorney-in-Fact for the said Hayes G. Hickman and is authorized by the said Hayes G. Hickman to execute this instrument on his behalf.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires August 23, 2011

Witness my hand, at office, this 20th day of December, 2007.

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Caleb A. Hickman, 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.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires August 23, 2011

Witness my hand, at office, this 20th day of December, 2007.

Notary Public

My commission expires:

Davidson County DEEDWARR
Recvd: 12/27/07 15:01 2 pgs
Fees:13.00 Taxes:788.10

20071227-0148092

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 312 on the Plan of Rolling River Estates, Phase IV, as of record in Plat Book 5200, page 184, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Rita D. Hickman, individually by deed dated March 8, 1985 from Allen Earps, duly authorized to act on behalf of Allen Earps Builders, Inc. of record in Book 6508, page 871, Register's Office for Davidson County, Tennessee. Rita D. Hickman died on September 18, 2006, and by her will, of record in Docket No. O6P-1552, Davidson County Probate Court Clerk's Office, subject property was devised to her children, Hayes G. Hickman and Caleb A. Hickman.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Rolling River Estates of record in Book 4892, page 689, made applicable in Book 5463-238, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Rolling River Estates, Inc., of record in Book 4892, page 679, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Rolling River Estates, Inc. of record in Book 5689, page 652, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Rolling River Estates, Inc. of record in Book 4892, page 671, amended in Book 8276, page 552, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 184, Register's Office for Davidson County, Tennessee.