RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45591

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2008

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Wickham	Tennessee Bank & Trust	127-12-39
1060 Hickory Hollow Road	330 Mayfield Drive, Suite C-6	
Nashville, TN, 37221	Franklin, TN 37067	

FOR AND IN 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, I/WE,

Geneva Bounds

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Wickham and wife, Johanna Wickham

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Davidson County DEEDWARR
Recvd: 01/28/08 15:58 3 pgs
Fees:18.00 Taxes:943.50

20080128-0008905

See attached legal description.

Being the same property conveyed to John Hemmings by Quitclaim Deeds from Jerry Pendergrass in Instrument No.: 20050311-0027449 and Instrument No.: 20011106-0121802; and by deed from Alex W. Bonner and wife, Susan N. Bonner, of record in Instrument No.: 20000501-0043265, the said John Hemmings having since died. By Affidavit of Heirship of record in Instrument No.: 20080116-0004816, title is now vested in Geneva Bounds, his mother who survives, the said John Hemmings having died as a single man with no surviving issue, all references above being to the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1060 Hickory Hollow Road, Nashville, TN 37221

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 ___my/our___ hand(s)_____ this 25th day of January, 2008

Geneva Bounds by Patricia Lynn Hanold

Geneva Bounds by Patricia Lynn Hanold, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

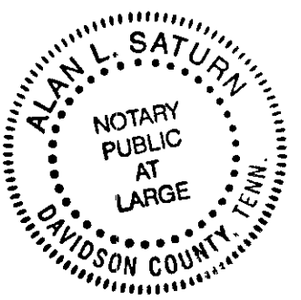
On this the 25th day of January, 2008, personally appeared Patricia Lynn Hanold to me known to be the person who executed the foregoing instrument on behalf of Geneva Bounds as Attorney in Fact, and acknowledged that Patricia Lynn Hanold executed the same as the free act and deed of the said Geneva Bounds.

Witness my hand and official seal this 25th day of January, 2008.

Alan L Saturn

Notary Public

My Commission Expires: 7/24/2010



LEGAL DESCRIPTION

Land in the 2nd Civil District of Davidson County, Tennessee, being part of reserved parcel "D" on the map of Bellevue Manor of record in Book 3600, Pages 32 and 33, Register's Office for Davidson County, Tennessee, described as follows: Beginning at an iron pin in the northwest corner of the Nicholson Tract; also a corner of the Polk Property; thence with Nicholson's line South 22 degrees 16 minutes east, 456.65 feet to an iron pin in the North boundary of Bellevue Manor; thence, with the North boundary of Bellevue Manor South 65 degrees 23 minutes west, 206.42 feet to an iron pin, a corner of Tate Rogers; thence, with Rogers line North 29 degrees 51 minutes east, 486.60 feet to an iron pin in the Polk line; thence, with Polk's line 71 degrees 54 minutes east, 293.15 feet to the beginning containing 2.69 acres; Including but excluding from the above described property an easement for a right of way beginning at a point south 22 degrees 16 minutes east, 93 feet south of the northeast property corner; thence; south 67 degrees 44 minutes west 275 feet, more or less, to the west property line. Tract 2: A tract of land in the present Second Civil District of Davidson County, Tennessee (formerly the Ninth Civil District of Davidson County, Tennessee) being more fully described as follows: Beginning at an iron pin set on the northerly line of Reserved Parcel "D" Bellevue Manor, recorded in Book 3600, Page 32, R.O.D.C., Tennessee; said pin being North 75 degrees 25 minutes 48 seconds East, 50.0 feet from an iron pin at the northwesterly corner of said Parcel "D" and proceeding as follows:

1. Serving the lands of Willie K. Davis, North 24 degrees 42 minutes 31 seconds West, 100.0 feet to an iron pin; thence,
2. North 40 degrees 07 minutes 03 seconds East, 108.0 feet to an iron pin; thence,
3. North 83 degrees 50 minutes 09 seconds East, 172.78 feet to an iron pin; thence,
4. South 54 degrees 33 minutes 25 seconds East, 176.98 feet to an iron pin set on the northerly margin of above said Parcel "D"; thence,
5. With the northerly margin of Parcel "D" South 75 degrees 25 minutes 48 seconds West, 355.18 feet to the point of beginning and containing 1.0 acres. Together with an easement for ingress and egress over and across the following described property: Beginning at an iron pin at the angle point in the northerly line of Paul M. Nicholson, Book 5332, Page 451, R.O.D.C., Tennessee. This iron pin is in the southerly line of a 28.52 acre tract and is the northerly line of Reserved Parcel "D" of Bellevue Manor as recorded in Plat Book 3600, Page 32, R.O.D.C., Tennessee and proceeding as follows: (1) South 75 degrees 25 minutes 48 seconds West 161.96 feet to an iron pin at the northeast corner of a tract of Ted Raper by Deed recorded in Book 5330, Page 603, R.O.D.C., Tennessee, thence, (2) North 54 degrees 33 minutes 25 seconds West 62.26 feet; thence (3) North 75 degrees 25 minutes 48 seconds East 236.13 feet; thence, (4) North 43 degrees 05 minutes 22 seconds East 236.02 feet thence, (5) South 46 degrees 54 minutes 38 seconds East 25.00 feet; thence, (6) South 43 degrees 05 minutes 22 seconds West 290.00 feet to the point of beginning.