ADDRESS NEW OWNERS and
SEND TAX BILLS:
JAMES HICKMAN and wife
BETTY HICKMAN
546 Crockett Pike
Goodlettsville TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
25 - 8 - 26.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, LONNIE WAYNE ISABELL and TOMMY LEE ISABELL, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to JAMES HICKMAN and wife, BETTY HICKMAN, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being the easterly part of Lot No. 10 on the Plan of J.W. Harris Subdivision of record in Book 547, page 46, Register's Office for said County, described according to an unrecorded survey by Donald R. Carver, Surveyor Lic. No. 271, dated August 9, 1979, as follows: Beginning at a point in the north line of Harris Street, this point being the southeast corner of Lot No. 10; thence along said right of way, North 79 degrees 40' West for 60.00 feet to a point; thence North 4 degrees 35' East 234.3 feet to a point; thence North 73 degrees 35' East for 60.00 feet to a point; thence South 4 degrees 35' West for 256.6 feet to the point of beginning.
>
> Being the same property conveyed to L. O. Isabell by deed of record in Book 5501, page 167, Register's Office for Davidson County, Tennessee. L. O. Isabell died on July 14, 2008, leaving his sons, Lonnie Wayne Isabell and Tommy Lee Isabell, as his heirs at law.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 117 Harris Street, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are 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 as herein provided.

TIMOTHY D. FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 01/20/09 15:38 2 pgs
Fees:13.00 Taxes:222.00
20090120-0004946

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 15 day of January, 2009.

LONNIE WAYNE ISABELL

TOMMY LEE ISABELL

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, LONNIE WAYNE ISABELL and TOMMY LEE ISABELL, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15 day of January, 2009.

NOTARY PUBLIC

My Commission Expires:
8/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $60,000.00.

AFFIANT

Subscribed to and sworn before me, this the 15 day of January, 2009.

NOTARY PUBLIC

My Commission Expires:
8/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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