WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/13/09 16:15 2 pgs
Fees:13.00 Taxes:203.50
20090513-0044251

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$55,000.00.**

Elizabeth Maison
Affiant

Subscribed and sworn to before me this 11th day of May, 2009.

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

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:
Bobby Ray Denson and Bobby Darrell Denson	SAME	044-05-0-046.00
920 Swinging Bridge Road		
Old Hickory, TN 37067	,	

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, **John E. Hicks and wife, Mildred Hicks**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bobby Ray Denson and Bobby Darrell Denson, as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 38 on the unrecorded Plan of Scenic View Subdivision, described as follows:

Beginning at a point in the northeasterly margin of Keeton Avenue, at the corner of Lots 37 and 38; thence with the lines between said lots northeasterly 142 feet to a point; thence southeasterly 97 feet to the corner of Lots 38 and 39; thence with the line between said lots, southwesterly 143.2 feet to the margin of Keeton Avenue; thence with the margin of the same northwesterly 97 feet to the beginning.

Being the same property conveyed to John E. Hicks and wife, Mildred Hicks, by deed from Estate of Carlie G. Woodard, Jr., Carla Beck, Executrix, on November 20, 1996, of record in Book 10267, page 492, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1970, page 184, Register's Office for Davidson County, Tennessee.

This is improved property known as: **315 Keeton Avenue, Old Hickory, TN 37138**

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 May 11, 2009.

Mildred Hicks
Mildrerd Hicks

John E Hicks
John E. Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John E. Hicks and wife, Mildred Hicks** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 11, 2009

My commission expires 5/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal 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, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 04-15-12