New Owner: James W. Hicks Jr.
1721 Glenridge Drive
Nashville, Tenn 37221
Send Tax bills:

SAME

BILL GARRETT, Davidson County
Trans: T20090064289 DEEDQC
Recvd: 09/21/09 10:33 3 pgs
Fees: 17.00 Taxes: 0.00
20090921-0087626

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ -0-
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 21 DAY OF Sept 20 09
Deputy Register

Recording requested by: _____
When recorded, mail to:

Name: _____

Address: _____

City: _____

State/Zip: _____

Space above reserved for use by Recorder's Office

Document prepared by:
Name Wade K. Sloss
Address Publix, Hwy 70 South
City/State/Zip Nashville, Tenn. 37221

Property Tax Parcel/Account Number:

Quitclaim Deed

This Quitclaim Deed is made on September 19, 2009, between Ruby L. Hicks, Grantor, of 1721 Glenridge Drive, City of Nashville, State of Tennessee, and James W. Hicks, Jr., Grantee, of 1721 Glenridge Drive, City of Nashville, State of Tennessee.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 1721 Glenridge Drive, City of Nashville, State of Tennessee:

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2009 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

TAI

Dated: September 19, 2009

James W Hicks Jr Patsy N. Selzer, POA for Ruby Hicks
Signature of Grantor

James W Hicks Jr Patsy N. Selzer
Name of Grantor

Signature of Witness #1 Printed Name of Witness #1

Signature of Witness #2 Printed Name of Witness #2

State of Tennessee County of Davidson
On September 19, 2009, the Grantor, James Hicks & Patsy Selzer, personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

JADA K. SLOSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public,
In and for the County of Davidson State of Tennessee
My commission expires: 11/07/2012 Seal

Send all tax statements to Grantee.

WARRANTY DEED

C. E. PICKERING, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,755.00

Ruby L. Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th Day of July, 2001.

C. E. Pickering Jr.
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 1535 W. Northfield Blvd., Suite 16 Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruby Hicks	Chase Manhattan Mortgage Corporation	Map 142
(NAME)	(NAME)	Group 13B
1721 Glenridge Drive	780 Kansas Lane, Suite B	
(ADDRESS)	(ADDRESS)	Parcel 109
Nashville, TN 37221	Monroe, LA 71203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rochford Realty & Construction Co., Inc.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **Ruby Hicks, unmarried** hereinafter called the GRANTEE(S), her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 109, RIVERSIDE SUBDIVISION, PHASE 3, REVISION ONE, of record in Instrument Book 200012080121080 and revised in Book 200104040032691, of the Register's Office of DAVIDSON County, Tennessee, to which plan reference is hereby made for more complete details of location and description of said lot.

Being part of the same property conveyed to Rochford Realty & Construction Co., Inc. by Warranty Deed of record in Book 7103, page 48, Register's Office of Davidson County, Tennessee.

Subject to Declarations of covenants, conditions and restrictions of record in Book 7185, page 619, Book 7405, page 780, Book 8104, page 211, Book 8136, page 79 and in Book 11063, page 996; Waterline easements of record in Book 6970, pages 275 and 281; Easement of Public Utilities of record in Book 6970, page 278; Easements contained in instrument of record in Book 7103, page 48; All matters contained insubdivision boundary plat of record in Book 6900, page 490; Easement for Metropolitan Government of Nashville of record in Book 6972, page 45; Easements of record in Book 7574, page 645 and in Book 7489, page 638; Agreement of record in Book 7400, page 645; Sewerline eaement of record in Book 7803, page 642; HOA charter of record in Book 7829, page 703; All matters of record in Instrument #200012080121080, Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 1721 Glenridge Drive Nashville TN 37221
(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 GRANTEE(S), her heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), her 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 27th Day of July, 2001.

Davidson County DEEDWARR
Recvd: 01/08/01 16:58 2pgs
Fees:13.00 Taxes:742.78

20010806-0083611

Rochford Realty & Construction Co., Inc.

BY: James G. Morrissey

James G. ~~Morrisey~~, Company Representative
Morrissey