BILL GARRETT, Davidson County
Trans:T20100005826 DEEDWARR
Recvd: 01/29/10 10:52 2 pgs
Fees:13.00 Taxes:592.00
20100129-0007494

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of January, 2010, by and between The Estate of Dorothy J Murphy by: Ralph William Griggs, Larry Duane Griggs, and Connie Diane Fitzgerald, party of the first part, and Theresa L Hicks, a married woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 19 on the Plan of North Hill Estates, Section II, of record in Book 3700, Page 51, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being all or part of the same property conveyed to A. H. Murphy and wife, Dorothy Jo Murphy, by virtue of that certain Warranty Deed dated January 18, 1985, at Book 6480, Page 355 in the Register's Office of Davidson County, Tennessee. A.H Murphy and Dorothy Jo Murphy held the property as tenants by the entirety until the death of A.H. Murphy. This left Dorothy Jo Murphy as the remaining tenant by the entirety. On July 9, 2009, Dorothy Jo Murphy died testate (Davidson County Probate Court at Docket Number 09-P-1191).

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ralph William Griggs

Larry Duane Griggs

Connie Diane Fitzgerald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ralph William Griggs, Connie Diane Fitzgerald, and Larry Duane Griggs, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of January, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Theresa L Hicks 2309 Spring Branch Drive, Madison, TN 37115
Tax Parcel No	02616005700
Property Address:	2309 Spring Branch Drive Madison, TN 37115
MAIL TAX BILLS TO:	Suntrust Mortgage PO Box 79041 **Baltimore, MD 21279-0041**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $160,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Theresa L. Hicks
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of January, 2010.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY