03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $76,000.00

Rachelle Caudill
Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Subscribed and sworn to before me, this 5th day of November, 2010.

Diane K. Mann
Notary Public
My commission expires: 2/11/2013

Address of New Owner:	Send Tax Bills to:	Tax Information
Barbara A. Crabtree	PRIMELENDING	108-08-0-B-016
1109 Quail Court West	18111 PRESTON ROAD, SUITE 900	
Nashville TN 37214	DALLAS, TX 75252	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Theresa L. Hamilton Hicks, married hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Barbara A. Crabtree and Claudie B. Clark, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 16 (Lot No. 14), on the Plan of Quail Valley, Section 2, Phase 2, of record in Book 5200, Page 395, as Established by the Master Deed of record in Book 5851, Page 779; Book 5857, Pages 371-372, re-recorded in Book 5857, Page 502; Book 5869, Page 814; amended in Book 5884, Page 534; further amended in Book 6081, Page 130; Book 6903, Page 123; corrected in Book 9082, Page 873; and resolution in Book 11401,. Page 410, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Theresa L. Hamilton by deed from Pansy H. Batts, dated May 17, 2001, recorded May 22, 2001, of record in Instrument No. 20010522-0053061, Register's Office for Davidson County, Tennessee. Theresa L. Hamilton having since married and is now known as Theresa L. Hamilton Hicks.

Richard Eugene Hicks, husband of Theresa L. Hamilton Hicks, hereby joins in the execution of this instrument to waive his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1109 Quail Court West, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100071529 DEEDWARR
Recvd: 11/10/10 13:48 2 pgs
Fees:13.00 Taxes:281.20
20101110-0090399

WITNESS my hand this 5th day of ~~May~~ November, 2010.

Theresa L. Hamilton Hicks

Theresa L. Hamilton Hicks

Richard Eugene Hicks
by Theresa L Hamilton Hicks, Atty in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Theresa L. Hamilton Hicks with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 5th day of ~~May~~ November, 2010.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

My Commission expires 02/11/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED THERESA L. HAMILTON HICKS, WITH WHOM I AM PERSONALLY ACQUAINTED OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED AND WHO FURTHER ACKNOWLEDGED THAT SHE IS THE ATTORNEY IN FACT FOR RICHARD EUGENE HICKS AND THAT SHE IS AUTHORIZED BY HIM TO EXECUTE THIS INSTRUMENT ON HIS BEHALF.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TN THIS 5TH DAY OF NOVEMBER, 2010.

NOTARY PUBLICC

MY COMMISSION EXPIRES: 2/11/2013

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013