WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00 Affiant Subscribed and sworn to before me, this 12th day of August, 2011 Notary Public MY COMMISSION EXPIRES: 6-18-12 (AFFIX SEAL)

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dion T. Hicks	Magna Bank	95-4
(NAME)	(NAME)	(MAP)
2511 Crossfield Drive	P O Box 172207	122.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37214	Memphis, TN 38187	
(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 consideration, the receipt of which is hereby acknowledged, I/we, John Zizzamia, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Dion T. Hicks, a single man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 78, on the Plan of Eva Mor Heights, of record in Book 1424, page 149, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to John Zizzamia by deed from Alphonso Jackson, Secretary of Housing and Urban Development, of record in Instrument No. 20060815-0100423, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 2511 Crossfield Drive, Nashville, Tennessee 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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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:T20110051770 DEEDWARR
Recvd: 08/23/11 09:38 2 pgs
Fees:13.00 Taxes:473.60
20110823-0065026

Witness my/our hand(s) this 12th day of August, 2011.

John Zizzamia by JF - his attorney in fact
John Zizzamia

Alaine Zizzamia by JF - her attorney in fact
Alaine Zizzamia

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared, Jeff Farris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney in Fact for John Zizzamia and Alaine Zizzamia, the within named bargainor, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, John Zizzamia and Alaine Zizzamia, the bargainor, by the said, Jeff Farris, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, TN on this the 17th day of August, 2011.

Notary Public

My Commission Expires: 7/8/2013

WANDA F. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY