WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120014264 DEEDWARR
Recvd: 02/28/12 08:31 2 pgs
Fees:13.00 Taxes:1184.00
20120228-0016977

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and Sworn to before me, this 23rd day of February, 2012.

Notary Public

My commission expires:
1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
C. Hugh Hicks Rhonda R. Hicks 5111 Franklin Pike Nashville, TN 37220	Same	14614003500

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Delila K. Vassar, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **C. Hugh Hicks and wife Rhonda R. Hicks**, hereinafter called the Grantee(s), their heirs 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 Lot No. 12 on the Plan of Forrest Acres, Section I, of record in Book 1130, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James L. Vassar and wife, Delila K. Vassar by deed from Evelyne P. Ragsdale of record in Book 10977, page 976, Register's Office for Davidson County, Tennessee. The said James L. Vassar having since died and the property vested in Delila K. Vassar by estate by the entireties.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1130, Page 104, said Register's Office.

Subject to restrictions of record in Book 1540, Page 426, said Register's Office.

This is (x) improved ( ) unimproved property known as 5111 Franklin Pike, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 23rd day of February, 2012.

Delila K. Vassar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Delila K. Vassar** the within named bargainor, 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 therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of February, 2012.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY