ADDRESS NEW OWNERS and
SEND TAX BILLS:

JAMES HICKMAN
5462 Lickton Pike
Goodlettsville TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
41 - 8 - 27
41 - 8 - 28
41 - 8 - 29

BILL GARRETT, Davidson County
Trans:T20120043100 DEEDWARR
Recvd: 06/12/12 08:11 3 pgs
Fees:18.00 Taxes:1202.50
20120612-0051107

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, PATRICIA KAY FRENSLEY, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to JAMES HICKMAN, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

BEING land in the Tenth (10th) Civil District of Davidson County, Tennessee, and being Lot Nos. 3, 4 and 5 on the plan of the subdivision of J. B. Kennaston's 10.29 acre tract, not of record, described according to a survey made by Harry Gee, Surveyor, June 8, 1949, as follows:

SAID Lot No. 3 begins in the center of Dickerson Road at the southeast corner of the property conveyed to John W. Crunk and wife by deed from J. B. Kennaston and wife, of record in Book 1733, page 354, said Register's Office, being the corner of Lots No. 3 and 4; thence with the line between said two lots North 68 degrees 20 minutes west 519.3 feet to an iron pin; thence South 26 degrees 07 minutes west 100.4 feet to an iron pin in the corner of Lots No. 2 and 3; thence with the line between said two lots North 68 degrees 20 minutes east 529 feet to the center line of said Dickerson Road; thence with same Northwardly 100 feet to the beginning.

SAID Lot No. 4 begins in the center line of the Dickerson Road at a point 100 feet north of the northeast corner of the property conveyed to David L. Carver by deed from J. B. Kennaston and wife of record in Book 1677, page 474, and by deed of correction of record in Book 1680, page 355, Register's Office for Davidson County, being the corner of Lots No. 3 and 4; thence with the center of said Road North 20 degrees 34 minutes east 100 feet to the corner of Lots No. 4 and 5; thence with the line between said two lots North 68 degrees 20 minutes west 510-feet to an iron pin; thence South 25 degrees 54 minutes west 100.3 feet to an iron pin at the corner of Lots No. 3 and 4; thence with the line between said two lots South 68 degrees 20 minutes east 519. 3 feet to the beginning.

SAID Lot No. 5 begins in the center of Dickerson Road at the northeast corner of the property conveyed to John W. Crunk, Sr., and wife by deed from J. B. Kennaston and wife, of record in Book 1733, page 354, said Register's Office, being the corner of Lots No. 4 and 5; thence with the line between said two lots North 68 degrees 20 minutes West 510 feet to an iron pin; thence North 22

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degrees 58 minutes east 100 feet to an iron pin in the corner of Lots No. 5 and 6; thence with the line between said two lots South 68 degrees 20 minutes east 505.8 feet to the center line of Dickerson Road; thence with the center of same Southwardly 100 feet to the beginning.

Being the same property conveyed to Patricia Kay Frensley by deed recorded February 20, 1979 in Book 5396, page 783, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 3940 Dickerson Pike, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 7 day of June, 2012.

Patricia Kay Frensley

PATRICIA KAY FRENSLEY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, PATRICIA KAY FRENSLEY, 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 at office this 7 day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $325,000.00.

James R McRonon
AFFIANT

Subscribed to and sworn before me, this the 7 day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 8/4/13

TIMOTHY D. FERGUSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN

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