BILL GARRETT, Davidson County
Trans:T20130009712 DEEDWARR
Recvd: 02/05/13 08:59 2 pgs
Fees:13.00 Taxes:258.63
20130205-0011672

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $69,900.00

Affiant

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 31st day of January, 2013.

Notary Public
My commission expires: 11/22/14

04-1301-54568

Address of New Owner:	Send Tax Bills to:	Tax Information
Donald W. Fisher 2999 McLemore Circle Franklin, TN. 37064	Donald W. Fisher 2999 McLemore Circle Franklin, TN. 37064	161-05-0-A-038.00

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, Carolann Hickman Bryant and Deborah Ruth Driggers, Co-Administratrices of the Estate of Morris Wiles Hickman, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donald W. Fisher, 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. B-21, on the Plan of Ashlawn Place Condominiums, as established by and shown as Exhibit "A-2" to the Master Deed of record in Book 6607, Page 596, as amended in Book 7168, Page 550, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Morris W. Hickman by deed from Secretary of Housing and Urban Development, dated August 23, 1996, recorded September 6, 1996, of record in Book 10181, Page 517, Register's Office for Davidson County, Tennessee. The said Morris W. Hickman having since died intestate on January 29, 2012, his estate being probated before the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 12P-189. By Agreed Order entered by said Probate Court on November 30, 2012, the estate of Morris Wiles Hickman was declared insolvent and all the real property to which decedent held sole title at his death was brought into his estate to be sold in order to pay the obligations of the estate. By order of said Probate Court entered on January 25, 2013, the Co-Administratrices were authorized to sell the subject property and to sign the appropriate documents to effect same.

Morris Wiles Hickman and Morris W. Hickman is one and the same person.

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 821 Ashlawn Place, Nashville, TN 37211

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.

WITNESS my hand this 31st day of January, 2013.

Carolann Hickman Bryant,
Co-Administratrix

Deborah Ruth Driggers,
Co-Administratrix

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 Carolann Hickman Bryant Co-Adminstratrix of the Estate of Morris Wiles Hickman, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 30th day of January, 2013.

Notary Public at Large

PAIGE B. MAYERCIK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My commission expires: 11/22/2014

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 Deborah Ruth Driggers, Co-Adminstratrix of the Estate of Morris Wiles Hickman, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 31st day of January, 2013.

Notary Public at Large

My commission expires: 11/22/2014

PAIGE B. MAYERCIK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD