This instrument was prepared by John G. Doak, Attorney
Firm of WARFIELD & ENTREKIN, Attorneys, American Trust Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 3950 PAGE 806

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard W. Ricker	Same as new owner	Map 115-6 Par. 31
(NAME) 6540 Brownlee Dr. (STREET ADDRESS OR ROUTE NUMBER)	(NAME) 36 W. Meade Est. (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same as new owner (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN and No/100 ($10.00) *DOLLARS* cash in hand paid by Richard W. Ricker and wife, Isabelle K. Ricker, and other good and valuable considerations the receipt of all of which is hereby acknowledged.

Morris B. Hogg and wife, Janice M. Hogg, *have bargained and sold, and by these presents do transfer and convey unto the said* Richard W. Ricker and wife, Isabelle K. Ricker their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING Lot No. 137 on the Plan of West Meade Estates, Section II, as of record in Book 2900, page 118, Register's Office for said County, described as follows:

BEGINNING at a point in the northeasterly margin of Brownlee Drive, the common corner of lots Nos. 137 and 138; thence northeasterly along the line between said two lots 197.9 feet to a concrete monument; thence south 83° 15' east 196.82 feet to a concrete monument in the westerly margin of Pennywell Drive; thence southerly along the westerly margin of said drive, 12.87 feet to a concrete monument; thence continuing southerly along the margin of Pennywell Drive 178.19 feet to a concrete monument; thence continuing southerly 43.94 feet to a concrete monument, the beginning of a curve to the right; thence around said curve having a radius of 25 feet, 39.27 feet to a point in the northeasterly margin of Brownlee Drive; thence westerly along the said margin of saidDrive, 115.83 feet to a concrete monument; thence continuing westerly 94.17 feet to the point of beginning.

BEING the same real property conveyed to Morris B. Hogg and wife, Janice M. Hogg, by deed from Milburn Ray Morris and wife, Margaret L. Morris, of record in book 3645, page 73, said Register's Office.

CONVEYANCE of the property is subject to restrictive covenants contained in an instrument recorded in book 3134, page 426, and amended by instrument of record in book 3462, page 281, Register's Office for Davidson County and 10-foot easement for public utility purposes along northerly line of premises, 100-foot building setback line from Brownlee Drive, 40-foot building setback line from Pennywell Drive, and conditions of Owner's Certificate shown on Plan of record in Book 2900, page 118, said Register's Office.

This is unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: Nashville (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard W. Ricker and wife, Isabelle K. Ricker ..... their ..... *heirs and assigns, forever.*

And we *do covenant with the said* Richard W. Ricker and wife, Isabelle K. Ricker *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.* except for current taxes and as noted above.

And Morris B. Hogg and wife, Janice M. Hogg *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Richard W. Ricker and wife, Isabelle K. Ricker/their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 13 *day of* October, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Morris B. Hogg
MORRIS B. HOGG

Janice M. Hogg
JANICE M. HOGG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Morris B. Hogg and wife, Janice M. Hogg

.....

.....

the bargainors....., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of October, 19 65

....., Notary Public.

Commission Expires July 22 1967

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

BOOK 3950 PAGE 809

STATE TAX $ 51.00
PROBATE
TOTAL $51.50

OCT 26 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

03554

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 26 12 22 PM '65

NOTED: BOOK 112 PAGE 219
RECORDING FEE $ 2.00
DEP. REG. C

WARRANTY DEED

FROM

MORRIS B. HOGG and wife,

JANICE M. HOGG

TO

RICHARD W. RICKER and wife,

ISABELLE K. RICKER

GUARANTY MORTGAGE CO. OF NASHVILLE

831406

THIRTY DOLLARS

DOCUMENTARY
40 CENTS

Compliments of

nty Title Company

A Division of

City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

34,000.00