BOOK 1474 PAGE 599

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 1971

Notary Public EDWARD SEDDON

MY COMMISSION EXPIRES: 11/26/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerlie V. Rickard et ux (NAME)	Mortgage Associates, Inc. (NAME)	10D 43105
108 Twin Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	34-3
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia (CITY) (STATE) (ZIP)	27

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michael R. Lauro et ux Gisele Lauro

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerlie V. Rickard et ux Patsy Rickard

HEREINAFTER CALLED THE GRANTEES, 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. 225 and a Triangular Strip of land lying immediately north of Lot No. 225 as shown on the Plan of Sheperd Hills, Section 6 as recorded in Book 3106, page 50, Register's Office, Davidson County, Tennessee.

Said Lot No. 225 and afore mentioned triangular strip fronts 125 feet on the westerly margin of Twin Hills Drive; thence from a point on said margin, being the common line of Lots Nos. 224 and 225, runs back 300 feet on the southerly property margin to a dead line; thence on the northerly margin from the easterly margin of Twin Hills Drive back 353.3 feet to a dead line on which it measures 139.9 feet.

BEING the same property conveyed to Michael R. Lauro et ux Gisele Lauro by Deed of A. J. Coleman et ux Edith Coleman of record in Book 3768, page 349, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 3283, page 139, Register's Office, Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 108 Twin Hills, Drive Madison Tennessee 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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.

Witness our hand s this 14th day of January, 1971

Michael R. Lauro

Gisele Lauro

STATE OF ~~TENNESSEE~~ MICHIGAN
~~Davidson~~ County GENESEE

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Personally appeared before me, Gerald L. Crail, a Notary Public in and for said County and State, the within named Michael R. Lauro et ux Gisele Lauro

the bargainor S, 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 Grand Blanc Michigan, ~~Tennessee~~, this 18th day of January 19 71

Commission expires 7-17-1971

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

MICHAEL R. LAURO ET UX

GISELE LAURO

TO

GERLIE V. RICKARD ET UX

PATSY RICKARD

302402

IDENTIF. REFERENCE

JAN 19 11 03 AM '71

REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldin
Attorney-at-Law
Post Office Box 2523
488 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

Free Beer

JAN 19 71 CONV 33,200.00
JAN 19 71 S'TAX A* 86.32
JAN 19 71 PRTEE. A* .50
JAN 19 71 W'DEED A* 3.00 * 89.82