BOOK 4490 PAGE 818

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$33,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 1971.

Notary Public

MY COMMISSION EXPIRES: 7-26-73

(AFFIX SEAL) Edward Seddon

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
Warren F. Ricks Et ux (NAME)	Mortgage Associates, Inc. (NAME)	10D 44315
2426 Mansker Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	26-16
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	46

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, Melvin Arnold Et ux Helen Arnold

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Warren F. Ricks Et ux Ruth H. Ricks

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 # 67 on the Plan of Mansker Meadows Subdivision of record in Book 2900, Page 26, Register's Office for Davidson County, Tennessee.

SAID Lot No. 67 fronts 140 feet on the northwesterly margin of Mansker Drive and runs back on the southerly margin 244.5 feet on the northerly margin 397.11 feet to a dead line in the rear on which it measures 207.10 feet.

BEING the same property conveyed to Melvin Arnold Et ux Helen Arnold by Deed from E. R. Phillips of record in Book 4429, Page 32, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the restrictions of record in Book 2959, Page 129, aforesaid Register's Office.

This is (unimproved) (improved) property, known as 2426 Mansker Drive, Nashville, 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 hands this 2nd day of April, 19 71.

Melvin Arnold

Melvin Arnold

Helen Arnold

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Melvin Arnold Et ux Helen Arnold

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 Nashville, Tennessee, this 2nd day of April 1971

Commission expires 11/26/73

Notary Public

STATE OF TENNESSEE
Davidson County

EDWARD SEDDON

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
MELVIN ARNOLD ET UX

HELEN ARNOLD
TO
WARREN F. RICKS ET UX

RUTH H. RICKS

B 0 9 7 6 2

IDENTIF. REFERENCE

APR 2 4 01 PM '71

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

File bag #3

APR-21	CONV	33,500.00				
APR-21	S'TAX		A*	87.10		
APR-21	PR'FEE		A*	.50		
APR-21	W'DEED		A*	3.00	*	90.60