This instrument prepared by:
RAYMOND H. DARROW, ATTORNEY
First American Center
Nashville, Tennessee

# WARRANTY DEED

BOOK 4802 PAGE 617

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Douglas A. Rickard et ux. | Guaranty Mortgage Company | |
| 189 Tusculum Road (NAME) | First American Center (NAME) | 162-6 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 13 Pal |
| Antioch, Tennessee 37013 | Nashville, Tennessee | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100 ----------($10.00) ----------

*Dollars,*

cash in hand paid by Douglas A. Rickard and wife, Jacklyn E. Rickard, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Douglas A. Rickard and wife, Jacklyn E. Rickard have assumed and agree to pay the unpaid balance of an original indebtedness of $19,800.00 secured by deed of trust of record in book 4267, page 490, Register's Office for Davidson County, Tennessee,

We, William R. Nutt, Jr. and wife, Nancy C. Nutt,

*have this day bargained and sold, and do hereby transfer and convey unto the said*
Douglas A. Rickard and wife, Jacklyn E. Rickard, their

*(successors), heirs and assigns,*
*certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 1 on the Plan of Tusculum Circle, Section 1, of record in Book 3842, page 150, Register's Office for said County.

Said Lot No. 1 fronts 101.5 feet on the southerly side of Tusculum Road and runs back 189.4 feet on the westerly line and 180.5 feet on the easterly line to a dead line measuring 76.6 feet thereon.

Being the same property conveyed to William R. Nutt, Jr. and wife, Nancy C. Nutt, by deed from James B. Peek and wife, of record in book 4527, page 305, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 27,917.18

Subscribed and sworn to before me, this the 4th day of April 19 74

Affiant Douglas A. Rickard

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary E Nail

This is improved ( X ) unimproved ( ) property, known as 189 Tusculum Road, Antioch, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*
Douglas A. Rickard and wife, Jacklyn E. Rickard, their

*(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Douglas A. Rickard and wife, Jacklyn E. Rickard, their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 4th *day of* April, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William R. Nutt Jr.
Nancy C. Nutt

BOOK 1802 PAGE 618

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enaey, a Notary Public in and for said County and State, William R. Nutt, Jr. and wife, Nancy C. Nutt,

the within named 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 4th day of April, 19 74.

Mary Enaey
Notary Public

Commission expires 4/25/76

MARY ENAEY NOTARY PUBLIC DAVIDSON CO. TENN.

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.....

APR-4 74 CONV 27,917.18
APR-4 74 S'TAX A* 72.54
APR-4 74 PR'FEE A* .50
APR-4 74 W'DEED A* 4.00 * 77.04

**WARRANTY DEED**

FROM
William R. Nutt, Jr. et ux.

TO
Douglas A. Rickard et ux.

C 48474

IDENTIF. REFERENCE

APR 4 11 07 AM '74

FELIX Z. WHEELER REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Douglas Rickard
850 Richards Rd
Apt 12-C