This instrument prepared by:
A. M. Griffin, Jr., Atty.
Nashville, Tennessee

WARRANTY DEED

BOOK 4852 PAGE 426

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr/mrs. Ronnie E. Ricketts	Guaranty Mortgage Company	Field Book #
(NAME) 3124 Ironwood Drive	(NAME) First American Center	3D-58074
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37214	(STREET ADDRESS) Nashville, Tennessee 37238	Map & Parcel 96-10-297
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00)----------
---------- *Dollars,*
and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

H. F. BURGER and wife, DOROTHY J. BURGER,

*have this day bargained and sold, and do hereby transfer and convey unto the*XXXX
RONNIE E. RICKETTS and wife, JOAN D. RICKETTS,

their (XXXXXX), *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 788 on the Map of Clover Hill, Section X, as of record in Book 2331, page 57, Register's Office for said County.

Being the same property conveyed to H. F. Burger and wife, Dorothy J. Burger, by deed from Dewey M. Butler and wife, as of record in Book 2593, page 21, said Register's Office.

This conveyance is made subject to restrictions filed for record in Book 2145, page 262, made applicable to the land in question in Book 2454, page 247, Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,000.00

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

Affiant Ronnie E Ricketts

My commission expires: May 25, 1975 (Affix Seal)

Notary Public

IRWIN D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 3124 Ironwood Drive, Nashville, Tennessee 37214
(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
RONNIE E. RICKETTS and wife, JOAN D. RICKETTS,
their XXXXXXX

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 for 1974 Taxes, which have been prorated and assumed by Buyer.

We *further covenant and bind* Ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*
RONNIE E. RICKETTS and wife, JOAN D. RICKETTS, their,
(XXXXXXX), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 4th *day of* September , 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*

H. F. BURGER

DOROTHY J. BURGER

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Helen D. Scott, a Notary Public in and for said County and State, H. F. Burger and wife, Dorothy J. Burger,

the within named 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 4th day of September, 1974.

Helen D. Scott
Notary Public

Commission expires May 25, 1975

HELEN D. SCOTT NOTARY PUBLIC AT LARGE TENNESSEE

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.....

SEP 16 74 CONV 29,900.00
SEP 16 74 S'TAX A* 77.74
SEP 16 74 PR'FEE A* .50
SEP 16 74 W'DEED A* 4.00 * 82.24

WARRANTY DEED

FROM

H. F. Burger and wife,

TO

Ronnie E. Ricketts and wife.

C 7 1 3 0 5

IDENTIF. REFERENCE

SEP 16 3 33 PM '74

FELIX Z. [illegible]
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238