THIS INSTRUMENT WAS PREPARED BY: DAVID RUTHERFORD, ATTORNEY, NASHVILLE, TENN.

BOOK 4907 PAGE 548

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ROBERT O. BRUSSEAU ET UX	SECURITY FEDERAL	Map 94-8
(NAME)	(NAME)	Par. 59
247 HICKORY DALE DRIVE	2700 FRANKLIN ROAD	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENN. 37210	NASHVILLE, TENN. 37204	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)

TEN AND NO/100---------- *Dollars,*

cash in hand paid and other good and valuable consideration paid by the grantees herein the receipt of which is hereby acknowledged.

We, Ray G. Rickman and wife, Anna Jane Rickman

have this day bargained and sold, and do hereby transfer and convey unto the said

Robert O. Brusseau and wife, Eunice L. Brusseau,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Clover Nook, as of record in Book 2900, page 52, Register's Office for said County.

Said Lot No. 58 fronts 96.0 feet on the northeasterly side of Hickorydale Drive and extends back between parallel lines 329.8 feet to a broken line in the rear on which it measures 114.4 feet.

Being the same property conveyed to Ray G. Rickman and wife, Anna Jane Rickman, by deed from Ridgelawn Homes, Inc., of record in Book 4346, page 782, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2994, page 126, Register's Office for Davidson County, Tennessee, and also subject to the plan of record in Book 2900, page 52, said Register's Office, showing an Owner's Certificate, a 40 foot minimum building setback line from Hickorydale Drive and a 10 foot easement for public utility purposes along the rear line of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 24th day of April 19 75.

Affiant

My commission expires: August 2, 1976 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved ( ) property, known as 247 Hickorydale Drive (House Number) (Street) Nashville, Tenn. 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

Robert O. Brusseau and wife, Eunice L. Brusseau, 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 for the 1975 taxes which have been assumed by the purchaser.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Robert O. Brusseau and wife, Eunice L. Brusseau, their

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

Witness our *hand* s *this* 24th *day of* April, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ray G. Rickman

Anna Jane Rickman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Patrick J. McGuigan, a Notary Public in for said County and State, Ray G. Rickman and Anna Jane Rickman

the within named bargainor, S, 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 Nashville Tennessee this 24th day of April, 19 75

Patrick J. McGuigan Notary Public

PATRICK J. McGUIGAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires August 2, 1976

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 28 75 CONV 25,000.00
APR 28 75 S'TAX A* 65.00
APR 28 75 PR'FEE A* .50
APR 28 75 W'DEED A* 4.00 * 69.50

WARRANTY DEED

FROM

RAY G. RICKMAN ET UX

TO

ROBERT O. BRUSSEAU ET UX

247 HICKORY DALE DRIVE

NASHVILLE, TENNESSEE 37210

C 95881

IDENTIF. REFERENCE

APR 28 10 45 AM '75

FEE $ [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238