This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

Mail To

BOOK 5022 PAGE 102

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles E. Ricketts, et ux	Dobson & Johnson, Inc.	Map 66
(NAME) Rt. 2 River Road	(NAME) 311 Plus Park Blvd.	Par 47
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209	(STREET ADDRESS) Nashville, TN 37217	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----$10---- .....

----Ten and no/100---- *Dollars,*

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged including the assumption of balance due on a note secured by deed of trust of record in Book 4674, page 940, Register's Office Davidson County, Tennessee, to secure Dobson & Johnson Inc. on the payment of a note for $13,200.00 payable as therein specified, dated January 25, 1973, Albert Wm. Johnson, trustee.

We, Boyd H. Trapp and wife Ruth O. Trapp .....

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

Charles E. Ricketts and wife Cordelia P. Ricketts .....

their ~~OXXXXXX~~ *heirs and assigns,*

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

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by John Kohl, Surveyor, dated January 23, 1973, described as follows:

Beginning at a point in the intersection of the center line of Old River Road and New River Road; thence with the center line of Old River Road, South 37 deg. East 232 feet and South 44 deg. East 264 feet; thence northerly 177 feet to the center of New River Road; thence with the same North 61 deg. West 462 feet to the beginning.

Being the same property conveyed to Boyd H. Trapp and wife Ruth O.. Trapp by deed from Fred L. Nichols and wife Lillian A. Nichols, of record in Book 4674, page 938, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,300.00

Subscribed and sworn to before me, this the 4th day of May 19 76

Affiant Charles E. Ricketts

My commission expires: 2/3/76 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as Route 2, River Road, Nashville, Tennessee 37209
(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

Charles E. Ricketts and wife Cordelia P. Ricketts

their ~~XXXXX~~ *(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 deed of trust assumed above.

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles E. Ricketts and wife, Cordelia P. Ricketts their

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

Witness our hand s *this* 4th *day of* May, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Boyd H. Trapp

Ruth O. Trapp

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Boyd H. Trapp and wife Ruth O. Trapp the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

DAVID A. FLOYD * NOTARY PUBLIC * DAVIDSON CO.

Witness my hand and official seal at Nashville, Tennessee. this 4 day of May, 1976.

Commission expires Sept. 5, 1976 David A. Floyd Notary Public

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.....

MAY-5'76 CONV 15,300.00
MAY-5'76 S'TAX B* 39.78
MAY-5'76 PR'FEE B* .50
MAY-5'76 W'DEED B* 4.00 * 44.28

WARRANTY DEED

FROM

BOYD H. TRAPP, ET UX

TO

CHARLES H. RICKETTS, ET UX

D 47756

IDENTIFICATION REFERENCE

MAY 5 1 15 PM '76

REGISTER
DAVIDSON CO. TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238