This instrument was prepared by: Robert H. Polk, Attorney at Law, 711 Stahlman Building, Nashville, Tennessee 37201

WARRANTY DEED

BOOK 5054 PAGE 372

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thelma T. Ricketts	Same	119-10
(NAME:) 2723 Liveoak Road	(NAME:)	148
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37211	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eighteen Thousand Five Hundred And NO/100----------($18,500.00)-- *DOLLARS* cash in hand paid by Thelma T. Ricketts, the receipt of which is hereby acknowledged, we, Mary Maples and husband, James Maples, as devisees under the Last Will and Testament of Eva Norene Wade, deceased, which Will is of record in Will Book _____, page _____, Probate Court, Davidson County, Tennessee,

have bargained and sold, and by these presents do transfer and convey unto the said Thelma T. Ricketts, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Mashburn Heights, of record in Book 1835, page 1, Register's Office for said County.

Said Lot No. 12 fronts 70 feet on the westerly side of Live Oak Road and runs back between parallel lines 187 feet to a ~~dead line~~.

Being the same property conveyed to Eva Norene Wade, unmarried, by deed from James A. Sylvis and wife, Iona Ireland Sylvis, of record in Book 3887, page 698, Register's Office for Davidson County, Tennessee, the said Eva Norene Wade having since died and devised said property to Mary Maples and husband, James Maples, under her will of record in Will Book _____, page _____, Probate Court for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2721 Liveoak Road, Nashville, Tennessee 37211 (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thelma T. Ricketts, her *heirs and assigns, forever.*

And we *do covenant with the said* Thelma T. Ricketts *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.*

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* Thelma T. Ricketts, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 30th *day of* July, *19*76.

Mary Maples

James Maples

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,500.00

Thelma T. Ricketts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 1976.

Deputy Register

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Rolande R. Demonbreun, a Notary Public in and for said County and State, Mary Maples and husband, James Maples,

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 Davidson County, Tennessee, this 30th day of July, 19 76.

Rolande R. Demonbreun Notary Public

My commission expires 8-30-77.

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.....

WARRANTY DEED

FROM

Mary Maples, et ux

TO

Thelma T. Ricketts

D 6 1 9 4 8

IDENTIF. REFERENCE

AUG 5 2 16 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG-5%	CONV	18,500.00			
AUG-5% S'TAX			B*	48.10	
AUG-5% PR'FEE			B*	.50	
AUG-5%	W'DEED		B*	4.00	* 52.60

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Kansas City Title Insurance Company

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S. W. Cor. Third & Union

NASHVILLE, TENNESSEE