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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,500.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 1976.

Notary Public

MY COMMISSION EXPIRES: 4-30-78

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, 2002 Richard Jones Rd., C-101, Nashville, Tn
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thelma T. Ricketts (NAME)	Same (NAME)	119-10
2723 Liveoak Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	164
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tom E. Gillis and wife, Jessie Gillis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thelma T. Ricketts

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 8 on the Plan of Hidden Acres Subdivision, as of record in Book 1130, page 89, Register's Office for said County.

Said Lot No. 8 begins at a point in the easterly margin of Hartford Drive, the common corner of Lots No. 7 and 8; thence with the line between said lots, easterly 150 feet to a point; thence north 2° 17' east 75 feet to a point; thence westerly 130 feet to a concrete monument at the beginning of a curve; thence around said curve southwesterly 31.4 feet to a concrete monument set in the easterly margin of Hartford Drive; thence southerly with the margin of said Drive 55 feet to the beginning.

Being the same property conveyed to Tom E. Gillis and wife, Jessie Gillis by deed from Clara Bell Garrison , of record in Book 4728, Page 453, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1394, page 218, said Register's Office, and the Plan of record in Book 1130, page 89, said Register's Office, which shows an owner's certificate, certain setback lines and eastments.

unimproved ( )
This is improved (X) property, known as 2812 Hartford Drive, Nashville, Tn. 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 13th day of August, 19 76

TOM E. GILLIS

JESSIE GILLIS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Curry H. Baxter, a Notary Public in and for said County and State, the within named Tom E. Gillis and wife, Jessie Gillis

the 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 13th day of August 19 76.

Commission expires 4-30-78

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
TOM E. GILLIS AND WIFE,
JESSIE GILLIS

TO
THELMA T. RICKETTS

D 63552

IDENTIF REFERENCE

AUG 17 9 37 AM '76

FELIX REGISTER
DAVIDSON CTY. TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 17 76	CONV	15,500.00			
AUG 17 76	S'TAX		8*	40.30	
AUG 17 76	PR'FEE		8*	.50	
AUG 17 76	W'DEED		8*	4.00	* 44.80