BOOK 5087 PAGE 142

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Wade F. Ricks (NAME)	First Investment Company (NAME)	11D61525
620 Fedders Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	Map 43-6
Madison, Tennessee 37115 (CITY) (STATE) (ZIP CODE)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP CODE)	Par 46

WARRANTY DEED

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

NOV12 76 CONV 28,450.00
NOV12 76 S'TAX B* 73.84
NOV12 76 PR'FEE B* .50
NOV12 76 W'DEED B* 4.00 * 78.34

Charles T. Sartain and wife, Sara E. Sartain

have bargained and sold, and by these presents do transfer and convey unto the said WADE F. RICKS and wife, VALERIE E. RICKS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Madison Park, Section 2, as of record in Book 3106, page 141, Register's Office for said County.
Said Lot No. 44 fronts 75 feet on the southerly side of Fedders Drive and runs back between lines, 135 feet on the easterly side and 135 feet on the westerly side to a line in the rear, measuring 75 feet thereon.
Being the same property conveyed to Charles T. Sartain and wife, Sara E. Sartain by deed from Jerry Mankin and wife, Jane C. Mankin of record in Book 4278, page 320, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (x) property, known as 620 Fedders Drive (House Number) Madison (Street), Tennessee 37115

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 17 day of JUNE, 19 76.

Charles T. Sartain Charles T. Sartain

Sara E. Sartain Sara E. Sartain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5087 PAGE 143

Personally appeared before me, RICHARD LEROY MURPHY, a Notary Public in and for said County and State, the within named Charles T. Sartain and Sara E. Sartain

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 17th day of JUNE, 1976.

My commission expires Nov 8, 1978 Notary Public Richard L. Murphy

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 28,450.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Wade F. Ricks

Sworn to and subscribed before me this 10th day of November, 1976

My commission expires 9-8-79 Notary Public

LDW	This instrument was prepared by:
WOODS&WOODS, A Professional Ass'n, 121 17th Ave., S., Nashville, TN. 37203	
Name	Address

WARRANTY DEED

FROM

Charles T. Sartain and wife, Sara E. Sartain

TO

WADE F. RICKS ET UX

D 76732

CROSS REFERENCE

Nov 12 10 31 AM '76

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219