This instrument prepared by:
Joseph Pitt, Attorney
First American Center
Nashville, Tn.

BOOK 5135 PAGE 339

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donna F. Rickman	Churchill Mortgage Corp.	Map 133-3
(NAME) % Pretty Please Studio	(NAME) 1835 Savoy Dr. N. E.	Par 143
(STREET ADDRESS OR ROUTE NUMBER) 521 Gallatin Road	(STREET ADDRESS) Atlanta, Georgia 30341	6DA 53680
(CITY) Madison, Tn. (P. O. ZONE) 37115 (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Donna F. Rickman and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Donna F. Rickman has assumed and ageed to pay the unpaid balance of an original indebtedness in the amount of $22,600.00, secured by Deed of Trust in Book 4905, page 488, Register's Office for Davidson County, Tennessee.

We, Eugene F.Naifeh and wife, Barbara Y. Naifeh

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

her ~~XXXXXX~~ *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 183 on the plan of Glencoe Acres, Section II, of record in Book 1835, pages 136, 137 and 138, Register's Office for said County.
Said Lot No. 183, which is a corner lot, fronts 124.1 feet on the southerly margin of Old Antioch Pike and fronts 82.0 feet on the westerly margin of Glencliff Road, said frontages being joined by a curve having a length of 40.0 feet, and extends back 102.0 feet on the westerly line and 146.5 feet on the southerly line to a point of intersection.

Being the same property conveyed to Eugene F. Naifeh and wife, Barbara Y. Naifeh, by deed from Mary Forte, a widow, recorded in book 4905, page 486, Register's Office for said County.

This conveyance is made subject to an easement of record in Book 2099, page 408, and Restrictive covenants of record in Book 2088, page 534, as amended in Book 2105, page 633, Register's Office for Davidson County, Tennessee, and plan of record in Book 1835, page 136, 137, 138.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $28,223.18

Subscribed and sworn to before me, this the 12th day of April 19 77

My commission expires: 2/8/78 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved ( ) property, known as 3301 Glencliff (House Number) (Street) Nashville, Tennessee 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 Donna F. Rickman

her ~~XXXXXX~~ *(successors),*

We we are *heirs and assigns forever. covenant that lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Donna F. Rickman

her ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 12th *day of* April, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Eugene F. Naifeh

Barbara Y. Naifeh

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Ankenbauer *a Notary Public in and for said County and State,* Eugene F. Naifeh and wife, Barbara Y. Naifeh

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee this* 12th *day of* April, *19* 77

Mary W. Ankenbauer *Notary Public*

NOTARY PUBLIC MARY W. ANKENBAUER DAVIDSON COUNTY, TENN.

Commission expires 2/8/78

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 12 77	CONV	28,223.18			
APR 12 77	S'TAX		B*	73.32	
APR 12 77	PR'FEE		B*	.50	
APR 12 77	W'DEED		B*	4.00	* 77.82

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
ATTN: ...
NASHVILLE, TENN.

WARRANTY DEED $28,223.00

FROM
Eugene F. Naifeh et ux

TO
Donna F. Rickman

D 98372

IDENTIF. REFERENCE

APR 12 3 51 PM '77

FELI... REGISTER
DAVIDSON COUNTY, TENN.

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