This instrument prepared by:
James H. Hill, Attorney
320 Gallatin Rd. South
Madison, Tenn. 37115

BOOK 5175 PAGE 470

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Talivald Taly Dorn et ux,	Same	43-6
(NAME) Cheryl Lynn Dorn	(NAME)	Part of 46
921 Fedders Dr.	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Madison, Tenn. 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of - - - - - - - - $10.00 - - - - - - - - - -

- - - - - - - - TEN AND NO/100 - *Dollars,*

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

We, Wade F. Ricks and wife, Valerie E. Ricks, the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Talivald Taly Dorn and wife, Cheryl Lynn Dorn, the grantees,

their ~~XXXXX~~ *(successors),* *heirs and assigns,*

certain real estate in Davidson County, Tennessee, 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 as conveyed to Wade F. Ricks, et ux, from Charles T. Sartain and wife, Sara E. Sartain as of record in Deed Book 5087, Page 142, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 31,400.00

Subscribed and sworn to before me, this the 27 day of June 19 77

My commission expires August 18 1979 (Affix Seal)

X Wade F. Ricks
Affiant

Clarence H. Hager
Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (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 grantees,

their ~~XXXXXX~~

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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees,

their

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

Witness our *hand* s *this* 27 *day of* June, 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.*

Clarence H. Hager

X Wade F. Ricks
WADE F. RICKS

X Valerie E. Ricks
VALERIE E. RICKS

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Wade F. Ricks and wife, Valerie E. Ricks, *the within named bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *have executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, Tennessee *this* 27 *day of* June, *19*77.

Clarence A Hager, *Notary Public*

Commission expires August 15 1979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Clarence A Hager, *a Notary Public of the State and County aforesaid, personally appeared* Wade F. Ricks and Valerie E. Ricks *with whom I am personally acquainted, and who, upon oath, acknowledged* self *to be* the owner *of the* 620 Acadian *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* 27 *day of* June, *19*77

Clarence A Hager, *Notary Public*

Commission expires 15 day of August 1979

WARRANTY DEED

FROM
Wade F. Ricks et ux,
Valerie E. Ricks
TO
Talivald Taly Dorn and wife,

Cheryl Lynn Dorn

JUL26'77 CONV 31,400.00
JUL26'77 S'TAX B* 81.64
JUL26'77 PR'FEE B* .50
JUL26'77 W'DEED B* 4.00 * 86.14

E 16441

IDENTIF. REFERENCE

JUL 26 10 34 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS