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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 $ 42,850.00

Samuel W. Ricketts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 19 77.

Notary Public

MY COMMISSION EXPIRES: November 10, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., 4515 Harding Road Suite 303, Nashville, Tenn. 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel W. Ricketts et ux (NAME)	The Benford-Whiting Company (NAME)	172-4-20
605 Monte Carlo Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 17322 (STREET ADDRESS)	5DU-26188
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (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, BRENT VALLEY BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAMUEL W. RICKETTS and wife, LINDA B. 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:

Being Lot No. 396 on the Plan of Monte Carlo Estates, Section 1, as of record in Book 4675, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 396 fronts 90.0 feet along the easterly margin of Monte Carlo Drive and extends back 232.93 feet on the northerly line and 138.06 feet on the southerly line to a dead line in the rear on which it measures 115.32 feet.

Being part of the same property conveyed to Brent Valley Builders, Inc., by deed from G.C. & W. Enterprises, Inc., of record in Book 5117, Page 582, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4781, Page 858, and the limitations that appear on the plan of record in Book 4675, Page 68, both in the Register's Office for Davidson County, Tennessee.

This is {unimproved / improved (X)} property, known as 605 Monte Carlo Drive, Antioch, Tennessee 37013
(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 my hand this 1st day of December, 1977

BRENT VALLEY BUILDERS, INC.

By: Jim L. Hall

Jim L. Hall, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

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

Witness my hand and official seal at office at Nashville, Tennessee on this the 1st day of December, 1977.

My commission expires November 10, 1979

Betty N. Todd
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FROM Brent Valley Builders, Inc.

TO Samuel W. Ricketts et ux Linda B. Ricketts

Please return to:
Marbut Glenn Gaston, Jr.
4515 Harding Road Suite 303
Nashville, Tennessee 37205

E 40647

IDENTIF. REFERENCE

DEC 7 3 36 PM '77

FEE
DAVID

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-77	CONV	42,850.00			
DEC-77	S'TAX		B*	111.28	
DEC-77	PR'FEE		B*	.50	
DEC-77	W'DEED		B*	4.00	* 115.78