W A R R A N T Y D E E D

This deed prepared by:

MOSE J. DAVIE, Attorney
1026 4th Avenue North
Nashville, Tennessee 37219

MAP AND PARCEL NO.
81-15-252
FIELD BOOK NO.
2W-28640

BOOK 5433 PAGE 99

For and in consideration of the sum of Five Thousand, Five Hundred Dollars ($5,500.00) cash in hand paid to us, the receipt of which is hereby acknowledged, we, PAULA SEABOLT, GERALDINE DOWNING, MARY PORTER WILLIAMS, JUNE THOMAS, FRED GARTRELLE and GEORGE S. MEADORS, JR., as the sole heirs-at-law and next-of-kin of Evelyn C. Brown, deceased, have bargained and sold and by these presents do transfer and convey unto SYDNEY F. RICKS, JR., and wife, DEIDRE McCLARON RICKS, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being the northerly half of Lot No. 309 in D. T. McGavock's and others Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office of said County.
>
> The said northerly half of Lot 309 fronts 50 feet on the easterly side of 16th Avenue North and runs back 170 feet between parallel lines to an alley.
>
> Being the same property conveyed to Evelyn C. Brown by deed from Bradford Thomas and wife, Olivia C. Thomas of record in Book 1025, page 12, Register's Office for Davidson County, Tennessee, and the said Evelyn C. Brown having since died.
>
> The said land is improved and known as 1520 16th Avenue North, Nashville, Tennessee.
>
> Send all tax statements to Sydney F. Ricks, Jr. et ux, 4364 Enchanted Circle, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Sydney F. Ricks, Jr., and wife, Deidre McClaron Ricks.

And we do covenant with the said Sydney F. Ricks, Jr., and wife, Deidre McClaron Ricks, that we are lawfully seized

and possessed of the said land in fee simple, have a good right to convey it and the same is unencumbered.

And we, PAULA SEABOLT, GERALDINE DOWNING, MARY PORTER WILLIAMS, JUNE THOMAS, FRED GARTRELLE and GEORGE S. MEADORS, JR., do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to the said land to SYDNEY F. RICKS, JR., and wife, DEIDRE McCLARON RICKS against the claims of all persons whomsoever.

WITNESS OUR HANDS, on this the 30th day of March, 1979.

Paula Seabolt
PAULA SEABOLT

Geraldine Downing
GERALDINE DOWNING

Mary Porter Williams
MARY PORTER WILLIAMS

June Thomas
JUNE THOMAS

Fredrick E. Gartrelle Jr.
FRED GARTRELLE

George S. Meadors Jr.
GEORGE S. MEADORS, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, MOSE J. DAVIE, a Notary Public in and for the said county and state, the within named George S. Meadors, Jr., the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 9 day of ~~March~~ May, 1979.

NOTARY PUBLIC

My commission expires:
November 3, 1980.

STATE OF ILLINOIS)
)
COUNTY OF COOK)

Personally appeared before me, LEROY R. HANSEN, a Notary Public in and for said county and state, the within named Paula Seabolt, Geraldine Downing, the bargainors, 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 Chicago, Illinois this the 30th day of March, 1979.

Leroy R. Hawley
NOTARY PUBLIC

My commission expires: 10-6-80

STATE OF FLORIDA)
)
COUNTY OF Hillsborough)

Personally appeared before me, Mary Porter Williams, a Notary Public in and for said county and state, the within named Mary Porter Williams, the 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 Tampa, Florida, this the 5th day of ~~March~~ April, 1979.

NOTARY PUBLIC

My commission expires:
June 20, 1982

STATE OF ALABAMA)
)
COUNTY OF Macon)

Personally appeared before me, June Thomas, a Notary Public in and for said county and state, the within named June Thomas, the 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 Tuskegee, Alabama, this the 25th day of March, 1979.

Clarence W. Jones
NOTARY PUBLIC, State at Large

My commission expires:
5-27-80

STATE OF PENNSYLVANIA)
COUNTY OF PHILADELPHIA)

BOOK 5433 PAGE 102

Personally appeared before me, FREDERICK E. GARTRELLE, SR. a.k.a FRED GARTRELLE, a Notary Public in and for said County and State, the within named Fred Gartrelle, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Philadelphia, Pennsylvania, this the 2nd day of ~~March~~ MAY, 1979.

NOTARY PUBLIC

LUCIA M. CIPOLLONI
NOTARY PUBLIC, PHILA., PHILA. CO.
My Commission Expires Dec. 22, 1980

My commission expires:
December 22, 1980

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $5,500.00.

AFFIANT

Sworn to and subscribed before me this 9th day of ~~March~~ May, 1979.

DEPUTY REGISTER

ADDRESS Of New Owner & tax bills

Sidney F. Ricks, Jr.
4364 Enchanted Cir.
Nashville, Tennessee
37218

F.2.8.4.2.1.

IDENTIF. REFERENCE

MAY 9 1 25 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5433 PAGE 103

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			5500.00- CO	
			14.30 CO TX	
			.50 PRFEE	
			8.00 WDEED	
			.40 MISC.	
			CHECK	23.20-
1582A05/09/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.2842L

IDENTIF. REFERENCE

MAR 9 1 25 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 682757