This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5444 PAGE 833

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen P. Rick and wife, Emmie Robinson Rick	Third National Mortgage Company	116-11-94
(NAME)	(NAME) P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

cash in hand paid by Stephen P. Rick and wife, Emmie Robinson Rick and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, T. H. Mitchell and wife, Emily H. Mitchell

have this day bargained and sold, and do hereby transfer and convey unto the said Stephen P. Rick and wife, Emmie Robinson Rick *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 1 on the Resubdivision of Lot No. 42 and the east 60 feet of Lot No. 41 of Royal Oaks Land Company's Subdivision, as of record in Book 3106, page 108, said Register's Office, described as follows:
Beginning at a point on the southwesterly margin of Lynwood Boulevard at the corner of Lots Nos. 1 and 2 on said plan; thence with the line between said lots, south 46 deg. 09' west 121.4 feet, south 0 deg. 21½' west 27.8 feet and south 43 deg. 24' west 183.4 feet to a point on the northeasterly margin of Royal Oaks Drive; thence with the same north 43 deg. 40' west 169.3 feet; thence north 46 deg. 22' east 326.3 feet to the southwesterly margin of Lynwood Boulevard; thence with the same south 42 deg. 41' east 139.4 feet to the beginning.

Being part of the same property conveyed to T. H. Mitchell by deed from Katherine B. Vaughn and husband, Cyril Keith Vaughn of record in Book 766, page 506, said Register's Office.

This conveyance is subject to a building setback line and conditions of Owner's Certificate of record in Book 3106, page 108, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is: $ 80,500.00

Subscribed and sworn to before me, this the 4th day of June, 19 79

Affiant Stephen P. Rick

My commission expires: 1-18-82 (Affix Seal)

Notary Public Mary W. Robertson

This is improved (XX) unimproved ( ) property, known as 321 Lynwood Boulevard, Nashville, Tennessee 37205 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), 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, except for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 2nd *day of* June, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

T. H. Mitchell
T. H. Mitchell

Emily H. Mitchell
Emily H. Mitchell

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dinge W. Pickens, *a Notary Public in and for said County and State,* T. H. Mitchell and wife, Emily H. Mitchell

*the within named 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* 2nd *day of* June, *19*79.

Dinge W. Pickens
Notary Public

Commission expires 12/5/79

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
ATTN: DORIS MORAN
E- 11052

7866 $237.00- CHECK

WARRANTY DEED

FROM
T. H. Mitchell and wife,
Emily H. Mitchell

TO
Stephen P. Rick and wife,
Emmie Robinson Rick

F-32678

IDENTIF. REFERENCE

JUN 4 3 39 PM '79
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

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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

89500.00- CO
232.70 CO TX
.50 PRFEE
4.00 WDEED
CHECK 237.20-
7061A06/04/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 32678

IDENTIF. REFERENCE

JUN 4 3 39 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 688072