This instrument was prepared by: BOOK 5600 PAGE 609

WILLIAM W. WEEMS, ATTORNEY 699 West Main, Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
RICHARD WALTER RICKER, JR. (NAME)	MURFREESBORO FEDERAL S & L ASSN. (NAME)	Map 92-13
233 37TH AVENUE NORTH (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 188 (STREET ADDRESS)	Parcel 324
NASHVILLE, TENNESSEE 37209 (CITY) (STATE) (ZIP CODE)	MURFREESBORO, TENNESSEE 37130 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100---------- ($10.00) DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, a part of which is the assumption by the grantee of the unpaid balance of an indebtedness owed to Murfreesboro Federal S & L Assn., secured by deed of trust of record in Book 5410, page 458, RODCT, which unpaid indebtedness grantee promises to pay and agrees to hold the grantor harmless from same.

DEBORAH JEAN KELTON, an unmarried person,

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD WALTER RICKER, JR., an unmarried person,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Map of Westdale Subdivision, as of record in Book 547, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 63 feet on the westerly side of 37th Avenue, North, formerly Pilcher Avenue, and runs back between lines 296 feet on the northerly line and 294 feet on the southerly line to an alley measuring 59 feet thereon.

Being the same property conveyed to Deborah Jean Kelton, an unmarried person, by deed from Calvin E. Bledsoe and wife, Orphia L. Bledsoe, of record in Book 5410, page 455, Register's Office for Davidson County, Tennessee.

Helen Kelton executes this deed as Attorney-in-Fact for Deborah Jean Kelton by virtue of a Specific Power of Attorney recorded in Book 5599, page 792, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $42,000.00

Subscribed and sworn to before me, this the 9th day of May, 1980.

Affiant

My commission expires: July 17, 1983 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 233-37th Avenue North, Nashville, Tennessee 37209
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 9th day of May, 1980.

Deborah Jean Kelton

By: Helen Kelton
Helen Kelton, Attorney-in-Fact
for Deborah Jean Kelton

BOOK 5600 PAGE 610

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HELEN KELTON, Attorney-in-Fact for DEBORAH JEAN KELTON,

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 Hendersonville, Tennessee, this 9th day of May, 1980.

My commission expires June 17, 1983 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be of the , the within named bargainor, a corporation, and that as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

F 88850

IDENTIF. REFERENCE

MAY 12 9 05 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM DEBORAH JEAN KELTON

TO RICHARD WALTER RICKER, JR.

Return to:
CHEROKEE LAND TITLES, INC.
699 WEST MAIN STREET
P. O. BOX 676
HENDERSONVILLE, TENNESSEE 37075

Prepared By
WILLIAM W. WEEMS, ATTORNEY
699 West Main, Hendersonville, Tennessee 37075

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5600 PAGE 611

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

42000.00- CO
109.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 115.70-
8330A05/12/80 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F88850

CROSS REFERENCE

MAY 12 9 05 AM '80

REGISTER
DAVIDSON CO. TENN.

No. 757049