This instrument prepared by
Seymour Samuels, Jr.
501 Union Street
P. O. Box 2707
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5627 PAGE 531

Address New Owner(s) as Follows: Mary Anne Rickert (Name)
3340 Lexington Road (Street Address or Route Number)
Louisville, Kentucky 40206 (City) (P.O. Zone) (State)

Send Tax Bills To: Tennessee Real Estate Co. (Name)
396 Murfreesboro Road (Street Address)
Nashville, Tenn. 37210 (City) (Zone) (State)

Map Parcel No.
Map # 106-01
Parcel #'s 49 & 50

FOR AND IN CONSIDERATION of the sum of Ten (10.00) Dollars cash and other good and valuable consideration paid by Mary Anne Rickert, the receipt and sufficiency of which is hereby acknowledged, I, MARGARET BYRD MITCHELL, reserving unto myself a life estate in the hereinafter described real property, have this day bargained and sold and do hereby transfer and convey unto the said MARY ANNE RICKERT, her heirs and assigns certain real estate in Davidson County, Tennessee, which fronts 143 feet on the northerly side of the Murfreesboro Pike (as widened) and faces on the rear 152 feet on the southerly side of Elm Hill or Stones River Pike; being all of Lot No. 6 and part of Lot No. 7 as shown on the map of the land of the heirs of Mrs. Mary Byrd, deceased, as of record in Book 547, page 23 of the Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at the southeasterly corner of Lot No. 6 as shown on said map; thence N 18 1/2° E 191 feet, more or less, to the southerly margin of Elm Hill or Stones River Pike; thence westwardly with the southern margin of said Pike 152 feet; thence southwardly in a straight line to a point in the northerly margin of the Murfreesboro Pike as widened; thence with the northerly margin of the Murfreesboro Pike eastwardly 143 feet to the point of beginning.

Lot No. 6 being the same property conveyed to Mrs. Margaret Byrd Mitchell by deed from John Byrd et al dated January 5, 1949, of record in Book 1679, page 625, R.O.D.C., Tennessee; and said part of Lot No. 7 being part of the property devised to Mrs. Margaret Byrd Mitchell by her mother, Mrs. Mary Byrd, deceased, more particularly described in the deed of Patrick Byrd to Mrs. Margaret Byrd Mitchell, dated February 25, 1924, of record in Book 635, page 196, R.O.D.C., Tennessee; and devised in the will of Mrs. Mary Byrd of record in Will Book 36, page 296, Office of the County Court Clerk of Davidson County, Tennessee.

F 98652

IDENTIF. REFERENCE

Jul 22 2 22 PM '80

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

$15.50

except, however, I, Margaret Byrd Mitchell, reserve all right, possession and control of the said real estate for the duration of my life.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Mary Anne Rickert her heirs and assigns forever. I, Margaret Byrd Mitchell, covenant that I am lawfully seized and possessed of said real estate in fee simple, have the good right to convey it and that the same is unencumbered, except for a lease from Margaret Byrd Mitchell to Tennessee Real Estate Company of record in Book 5511, page 814 of the Register's Office of Davidson County, Tennessee, and except for the life estate which I have reserved to myself, as stated above. I further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said real estate to said Mary Anne Rickert, her heirs and assigns against the lawful claims of all persons.

WITNESS MY HAND on tis 26th day of June, 1980.

1980.

Margaret Byrd Mitchell
MARGARET BYRD MITCHELL

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

Personally appeared before me, Alan L. Adelberg a Notary Public in and for said County and State, Margaret Byrd Mitchell, the within named 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 Louisville, Kentucky, this 26th day of June, 1980.

Notary Public State at Large

My commission expires: July 22, 1983.

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

The actual consideration or value whichever is greater, for this transfer is $95,586.70.

Subscribed and sworn to before me, this the 26th day of June, 1980.

Margaret Byrd Mitchell
Affiant

Notary Public State at Large

My commission expires: July 22, 1983
(Affix Seal)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5627 PAGE 533

RECEIVED OF _____

FOR _____

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
			55[illegible]6.70- CO	
			248.56 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	255.06-
0980A07/22/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 8 6 5 2

T
IDENTIF. REFERENCE

JUL 22 2 22 PM '80

FELIX Z. WILSON II REGISTE
DAVIDSON COUNTY, TENN.

No. 769231