This instrument was prepared by: SMITH, PRINCE, DETRING & TAKACS
Suite 20, 315 West Main, Hendersonville, TN. 37075

mail

WARRANTY DEED

BOOK 5695 PAGE 522

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Billie Rickles et ux	Same	15W-9965
(NAME)	(NAME)	
415 Humphrey Street		Map 105-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN		Parcel 33
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ..TEN.AND.NO/100----------($10.00)------- *Dollars,*
cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, CHARLES EDWARD FLOWERS

have this day bargained and sold, and do hereby transfer and convey unto the said BILLIE RICKLES and wife, PATRICIA A. RICKLES *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot 56 on the Plan of Humphrey Houston and Martins Addition, as of record in Book 36, page 117, Register's Office for said County.

Said Lot 56 fronts 50 feet on the southerly side of Humphreys Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Charlie Flowers and Jack Seely, a Real Estate Agent, by Deed from the Ettle Company, Incorporated of record in Book 5328, page 65, Register's Office for Davidson County, Tennessee and the same property conveyed to Charles Edward Flowers by Quitclaim Deed from Jack Seely, a Real Estate Agent of record in Book 5521, page 389, Register's Office for Davidson County, Tennessee, dated October 12, 1979.

The said Charles Edward Flowers and Charlie Flowers are one and the same person.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 87,500.00

Subscribed and sworn to before me, this the 5 day of December 19 80

Billie Rickles
Affiant

My commission expires: 7-18-82 (Affix Seal)

H. Wayne Detring
Notary Public

This is unimproved ( ) improved (X) property, known as 415 Humphreys St. (House Number) (Street) Nashville, TN 37203 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their *(successors), heirs and assigns forever.* I *covenant that* I am *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 as appears of record.

I *further covenant and bind* myself, my *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.*

Witness my *hand this* 5th *day of* December, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles Edward Flowers
CHARLES EDWARD FLOWERS

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ SUMNER }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Edward ~~Rickles~~ Flowers

the within named 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 Hendersonville, Tennessee, this 5 day of December, 1980

S. Mayne Notary Public

Commission expires 7-18-82

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.....

2691 12/30 234.00- CHECK

G 2 3 7 1 1

IDENTIF. REFERENCE

DEC 30 3 01 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CHARLES EDWARD FLOWERS

TO

BILLIE RICKLES ET UX

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5695 PAGE 524

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
			87500.00- CO	
			227.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 234.00-	
2691A	12/30/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 3 7 1 1

T

IDENTIF. REFERENCE

DEC 30 3 01 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 799876