OFFICIAL RECEIPT

FILE BOX 2

# WARRANTY DEED

FROM Samuel W. Ricketts and wife, Linda B. Ricketts BOOK 5884 PAGE 521

ADDRESS NEW OWNER(S) AS FOLLOWS:
B. W. Beachboard and wife, Mary W. Beachboard
605 Monte Carlo Drive, Antioch, TN. 37013

SEND TAX BILLS TO:
Shearson/American Express, 1201 E. Highland Avenue, Suite D
San Bernardino, California 92404

PREPARED BY:
CLYDE PAUL HOLLAND, ATTORNEY,
65 Music Square East, Nashville, TN. 37203

MAP-PARCEL NOS:
172-4/
20

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $33,750.00 Affiant B.W. Beachboard

SUBSCRIBED AND SWORN TO BEFORE ME THIS May 10, 1982
DATE

NOTARY PUBLIC

7-21-85
COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of TEN and NO/100 ---------- ($10.00) ---------- DOLLARS and other good and valuable consideration in hand received

SAMUEL W. RICKETTS and wife, LINDA B. RICKETTS
GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

B. W. BEACHBOARD and wife, MARY W. BEACHBOARD, GRANTEES

their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 396 on the Plan of Monte Carlo Estates, Section 1, as of record in Book 4675, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 396 fronts 90.0 feet along the easterly margin of Monte Carlo Drive and extends back 232.93 feet on the northerly line and 138.06 feet on the southerly line to a dead line in the rear on which it measures 115.32 feet.

Being the same property conveyed to Samuel W. Ricketts and wife, Linda B. Ricketts, by warranty deed from Brent Valley Builders, Inc., in Book 5230, Page 928, Register's Office of Davidson County, Tennessee.

G.90988

T IDENTIF. REFERENCE

MAY 12 12 48 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**

unimproved ( )
This is improved (X) property, known as 605 Monte Carlo Drive, Antioch, Tennessee 37013
Number Street City State Zip

BOOK 5884 PAGE 522

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, successors 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 except of record.

AND GRANTORS doles) further covenant and bind THEMSELVES, THEIR heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEES THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 10th. day of MAY 19 82

X Samuel W. Ricketts
SAMUEL W. RICKETTS

Linda B. Ricketts
LINDA B. RICKETTS

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named SAMUEL W. RICKETTS and wife, LINDA B. RICKETTS

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE (City), TENNESSEE (State) at Large.

this 10 day of MAY 19 82

7-10-82
Comission Expires

Bill Hall
Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

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

RECEIVED OF _____

FOR BOOK 5884 PAGE 523

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 43750.00- CO | |
| | | | 113.62 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 120.12- |
| 6771 | A05/12/82 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.9.0.9.8.8

IDENTIF. REFERENCE

MAY 12 12 48 PM '82

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 880734