THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Margaret E. Dew 2509 Westwood Avenue Nashville, Tennessee 37212	National Mortgage Company 4041 Knight Arnold Road Memphis, Tennessee 38181	92-43 324 11W-80090

WARRANTY DEED

BOOK 6413 PAGE 504

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard Walter Ricker, Jr. and wife, Cynthia H. Ricker, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Margaret E. Dew, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the map of Westdale Subdivision, of record in Book 547, page 50, Register's Office for said County.

SAID Lot No. 2 fronts 63 feet on the westerly margin of 37th Avenue North, formerly Pilcher Avenue, and extends back 296 feet on the northerly line and 294 feet on the southerly line to an alley in the rear, measuring 59 feet thereon.

BEING the same property conveyed to Richard Walter Ricker, Jr., an unmarried person, by deed from Deborah Jean Kelton, an unmarried person, of record in Book 5600, page 609, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Tennessee Housing Development Agency, of record in Book 5410, page 458, and re-recorded in Book 5651, page 33, both in the Register's Office for for Davidson County, Tennessee.

This is ~~(not)~~ improved property, known as 233 37th Avenue North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 26th day of October, 1984.

Richard Walter Ricker, Jr.

Cynthia H. Ricker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of October, 1984, before me personally appeared Richard Walter Ricker, Jr. and Cynthia H. Ricker, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____.

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 46,000.00.

Margaret E. Dew
Affiant

Subscribed and sworn to before me, this the 26th day of October, 1984.

My Commission Expires: Nov 4, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

I 5 9 7 8 7

IDENTIFICATION REFERENCE

Oct 29 11 05 AM '84

DAVIDSON COUNTY, TN
REGISTER

WARRANTY DEED

from:
RICHARD WALTER RICKER, JR. ET UX

to:
MARGARET E. DEW

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6413 PAGE 506

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

46000.00- CAMT.
119.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 126.10-
2662A10/29/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 9 7 8 7 -

IDENTIF. REFERENCE

OCT 29 11 05 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0080851