WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

BOOK 6688 PAGE 376

THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys at Law
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM: Lisa Cowan Bryant
Robert H. Cowan and wife,
Cleo W. Cowan

TO: Nancy Teasley Rickey

ADDRESS NEW OWNER(S) AS FOLLOWS:

Nancy Teasley Rickey
3600 Hillsboro Road, #A-13
Nashville, Tennessee 37212

SEND TAX BILLS TO:

Leader Federal
152 Madison Ave
Memphis TN 38103

MAP-PARCEL NUMBERS: 117-11B-013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Lisa Cowan Bryant, and Robert H. Cowan and wife, Cleo W. Cowan, have bargained and sold, and by these presents do transfer and convey unto the said Nancy Teasley Rickey, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. A-13, Parcel No. 13, in a Horizontal Property Regime, which is located on the Revised Plat of The Villager, East, of record in Book 5200, page 178, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Lisa Cowan Bryant, Robert H. Cowan and wife, Cleo W. Cowan, by deed from Andrews Properties, Inc., and Cherokee Properties, Inc., as of record in Book 5548, Page 16, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other

utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager East Condominums, as of record in Book 5457, page 298 and the By-Laws appended thereto of record in Book 5457, page 338, said Register's Office.

This is improved property, known as 3600 Hillsboro Road, #A-13, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nancy Teasley Rickey, her heirs and assigns, forever.

And we do covenant with the said Nancy Teasley Rickey, 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.

And we, Lisa Cowan Bryant, Robert H. Cowan and wife, Cleo W. Cowan, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Nancy Teasley Rickey, her heirs and assigns against the lawful claims of all persons whomsoever.

Barry P. Bryant, spouse of Lisa Cowan Bryant, joins in this transfer for the express purpose of conveying any and all marital right, title and interest he may have in the property, but not further or otherwise.

WITNESS our hands this 21th day of September, 1985.

Barry P. Bryant

Lisa Cowan Bryant

Robert H. Cowan

Cleo W. Cowan

46273

IDENTIFICATION REFERENCE

OCT 22 10 16 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$.50

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State, the within named BARRY P. BRYANT and wife, LISA COWAN BRYANT, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (Warranty Deed) for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of September, 1985.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 4-19-87

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State, the within named ROBERT H. COWAN and wife, CLEO W. COWAN, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (Warranty Deed) for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of September, 1985.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 4-19-87

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 37,500.00.

Barry Lesley Bryant
AFFIANT

Subscribed and sworn to before me, this the 15 day of October, 1985.

NOTARY PUBLIC

My Commission Expires: 4-19-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

37500.00- CAMT.
97.50 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 107.00-
8758A10/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46273

IDENTIFICATION REFERENCE

OCT 22 10 16 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184179