FORM NO. WB-1

Box 24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,900.00

John W. Ricker
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 1985.

Cynthia W. Reid
Notary Public

MY COMMISSION EXPIRES: 4-1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| John W. Ricker (NAME) | Covenant Mortgage Corporation (NAME) | 4D-90714 |
| 116 Brooke Castle Drive (STREET ADDRESS OR ROUTE NUMBER) | 101 Winners Circle, Suite 212 (STREET ADDRESS) | 75-8-A |
| Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP) | Brentwood, TN. 37027 (CITY) (STATE) (ZIP) | 116 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Aubrey H. Johnson, Jr. and wife, Thea Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Ricker, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain condominium unit in Davidson County, Tennessee, described as follows; Unit No. 116, in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, as of record in Book 6250, page 156, as amended in Book 6250, page 627, as amended in Book 6250, page 691, and as amended subsequently in the Register's Office of Davidson County, Tennessee.

BEING part of the same property conveyed to Aubrey H. Johnson, Jr., by deed from Miller Kimbrough, Trustee, of record in Book 6017, page 863, Register's Office, Davidson County, Tennessee.

Thea Johnson herein joins to convey any and all rights and interest she may have; especially her marital rights.

THIS conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 6519, page 747, said Register's Office.

This conveyance is subject to any and all existing easements of record.

This is ( ) unimproved ( ) improved ( X ) property, known as 116 Brooke Castle Drive, (House Number) (Street) Hermitage, TN. 37076 (P. O. Address) (City or Town) (Postal Zip)

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 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 unincumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my hand this 27th day of November, 1985

Thea Johnson

Aubrey H. Johnson, Jr.

BOOK 6721 PAGE 256

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aubrey H. Johnson, Jr. and wife, Thea Johnson

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of November 1985

Commission expires 4-19-87

Cynthia W. O'Neal
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the and respectively of the the within named bargainor, a corporation, and that (he) (they) as such and, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM
Aubrey H. Johnson, Jr. and wife,

Thea Johnson

TO
John W. Ricker

IDENTIFICATION REFERENCE

DEC 2 9 27 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

5690

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
File Box #24

# OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6721 PAGE 257

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 |
|---|---|---|---|---|
| | | | 45500.00- CONT. | |
| | | | 119.34 COTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MRTG | |
| | | | CHECK | 125.84- |
| | | | 1357A12/02/85 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56902

IDENTIFICATION REFERENCE

Dec 2 9 07 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 196451