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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April 19 86

Notary Public

MY COMMISSION EXPIRES: 5-8-89

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY Walt, Dyer & James, Attys.; One Burton Hills Blvd; #130; Nashville, TENN. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Thomas Hicks, Jr. (NAME)	Leader Federal (NAME)	41-3
1257 Dalmere Drive (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	20
Nashville, Tn. 37207 (CITY) (STATE) (P. O. ZIP)	Memphis, Tn. 38103 (CITY) (STATE) (ZIP)	

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, the HEIRS-At-Law of DOROTHY EVERETTE GOODALL RUGGABER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Thomas Hicks, Jr. et ux, Mary W. Hicks

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:

Land in Davidson County, Tennessee, being lot number 118 on the plan of Dalmere Subdivision, Section 6, as of record in book 3700, page 22, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James F. Exum and wife, Dorothy G. Exum by deed from Oliver H. Dale and wife, Claudine M. Dale, of record in Book 4048, page 658, Register's Office for said County. Thence, being the same property vested in Dorothy Exum by virtue of a decree of the Circuit Court for Davidson County, Tennessee, under docket number 65410 and placed of record in the said Register's Office in Book 4712, page 54. Thence, the said Dorothy Exum married George F. Ruggaber. Thence the said Dorothy Exum (now Ruggaber) passed from this world, intestate. Her heirs at law are her children and spouse: James S. Exum (son) Tracy Rennie (daughter) and George F. Ruggaber (spouse). The heirs at law declare that there are no other heirs of Dorothy Exum Ruggaber.

This is unimproved ( ) improved (X) property, known as 1257 Dalmere Drive; Nashville, Tn. 37207
(House Number) (Street) (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 unencumbered, 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 our hand s this 4th day of April, 19 86

George F. Ruggaber Tracy Rennie James S. Exum

George F. Ruggaber Tracy Rennie James S. Exum

04 15 20 54 - CHECK

3229

STATE OF TENNESSEE
Davidson County } New York County of Onondaga BOOK 6829 PAGE 314

Personally appeared before me, George F. Ruggaber, a Notary Public in and for said County and State, the within named

the 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 Syracuse, New York, ~~Tennessee~~, this 18th day of March 1986.

LAWRENCE J. YOUNG
Notary Public in the State of New York
Qualified in Onondaga County
My Commission Expires March 30, 19 86

Commission expires _____ 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 (his oath / their several oaths) acknowledged (himself / themselves) 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

TO

IDENTIFICATION REFERENCE

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

FELIX Z. WILKINSON REGISTER
DAVIDSON COUNTY, TN
APR 15 9 58 AM '86

7 3 6 9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

76400.00- CAMT.
196.84 CSTAX
.50 PRFE
6.00 MDEED
CHECK 202.84-
2229A04/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91637

IDENTIFICATION REFERENCE

APR 15 9 00 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 237317

NASHVILLE BUSINESS FORMS, INC