THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Bev A. Ricker 2382 Baker Station Road Goodlettsville, Tenn. 37072	Same as new owner	Map 7 Parcel 62 & 57 10D-20680 10D-20685

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, CHARLES H. LANE and wife, PEGGY Y. LANE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said BEV A. RICKER, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1:
A tract of land lying in the 10th Civil District of Davidson County, Tennessee, containing 7 acres more or less, 5 miles North of the town of Goodlettsville on the easterly side of Baker Station Road. Beginning at a beech tree in Hardaway's west boundary line and runs thence North 1° East 23-1/2 poles to a stone in branch, Louis Connell's southeast corner; thence South 74-1/2° West 29-1/4 poles to a beech; thence North 88° West 26-1/4 poles to a stone, Louis Connell's Southwest corner; thence South 45° West 19-1/2 poles to a stone; thence South 88° East 80 poles to the beginning and containing 7 acres, more or less.

Being the same property conveyed to Charles H. Lane and wife, Peggy Y. Lane, by deed from G. M. Stansberry and wife, Ruth Stansberry, of record in Book 5068, page 169, Register's Office, Davidson County, Tennessee.

TRACT NO. 2:
A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
One acre, more or less, in the 10th Civil District of said County located East of Dickerson Road and South of Baker Station Road and carried on the tax rolls of said County as Field Book Number 10D-20685 and Tax Map 7, Parcel 57.

Being the same property conveyed to Charles H. Lane and wife, Peggy Y. Lane, by deed from B. B. Doubleday, Jr., of record in Book 5132, page 146, Register's Office, Davidson County, Tennessee.

IDENTIFICATION REFERENCE
MAY 19 10 12 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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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, her heirs and assigns, forever.

And We, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1986 State and County taxes, a lien, but not yet due and payable, prorated between the parties and assumed in full by Grantee.

2. Electrical Permit issued by Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5806, page 993, said Register's Office.

3. Tract 1 is subject to one grave site located on the property as specified in deed of record ina Book 5068, page 169, said Register's Office.

And We, the GRANTORS, do further covenant and bind ourselves, heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 16th day of May, 1986.

Charles H. Lane
CHARLES H. LANE

Peggy Y. Lane
PEGGY Y. LANE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES H. LANE and wife, PEGGY Y. LANE, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 16th day of May, 1986.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $32,500.00.

Bruce A. Rider
Affiant

Sworn to and subscribed before me, this the 16th day of May, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

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

RECEIVED OF _____

FOR _____

BOOK 6859 PAGE 744

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
			32500.00-	CAMT.
			84.50	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 94.00-
				.00

5226A05/19/86 BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

MAY 19 10 12 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 249021