ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Rickie D. Ridley (NAME)	Covenant Mortgage Corporation (NAME)	11W-71460
3801 Elkins Avenue (STREET ADDRESS OR ROUTE NUMBER)	101 Winners Circle, Suite 212 (STREET ADDRESS)	Map 92-13
Nashville, TN 37209 (CITY) (STATE) (ZIP CODE)	Brentwood, TN 37027 (CITY) (STATE) (ZIP CODE)	Parcel 214

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100----------
----------($10.00)---------- DOLLARS

cash in hand paid by the GRANTEES, RICKIE D. RIDLEY AND WIFE, BEVERLY J. RIDLEY, and other good and valuable considerations, the receipt of which is hereby acknowledged.

BOOK 6896 PAGE 869

WE, RICHARD R. MINCHEY AND WIFE, JULIA MINCHEY
have bargained and sold, and by these presents do transfer and convey unto the said
RICKIE D. RIDLEY AND WIFE, BEVERLY J. RIDLEY

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Charlotte Park Company's Second Addition, Block 24, of record in Plat Book 57, Page 160, Register's Office for Davdison County, Tennessee to which plat reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard P. Minchey by deed from Samuel J. Pierce, Jr., Secretary of Housing and Urban Development of record in Book 6632 Page 824, Register's Office for Davidson County, Tennessee.

13917

TENNESSEE REFERENCE

JUN 25 9 55 AM '86

unimproved ( )
This is improved (XX) property, known as 3801 Elkins Avenue
(House Number) (Street)
Nashville, Tennessee 37209
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 17th day of June, 19 86.

Richard R. Minchey — Julia Minchey

Richard R. Minchey — Julia Minchey

BOOK 6896 PAGE 870

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 Richard R. Minchey and wife, Julia Minchey

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 17th day of June, 19 86.

My commission expires 7/18/87 Notary Public D. Annette Burton

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 35,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Beverly J. Ridley

Sworn to and subscribed before me
this 17th day of June, 19 86.

My commission expires 7/18/87 Notary Public D. Annette Burton

RETURN TO: This instrument was prepared by:

WILLIAM D. CASTLEMAN, ATTORNEY 213 WARD CIRCLE--MARYLAND FARMS BRENTWOOD, TN 37027

Name Address

WARRANTY DEED

FROM

Richard R. Mincey et ux
Julia Minchey

TO

Rickie D. Ridley and
wife, Beverly J. Ridley

LAW OFFICES
WILLIAM D. CASTLEMAN
213 WARD CIRCLE-MARYLAND FARMS
BRENTWOOD, TN 37027
(615) 373-3838
AND
101 CUMBERLAND AVENUE
MADISON, TN 37115
(615) 865-4750

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

RECEIVED OF _____

FOR _____

BOOK 6896 PAGE 871

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

36900.00- CAMT.
93.84 CSTAX
.50 PRFE
6.00 WDE
CHECK 99.84-
957WA06/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13977

IDENTIFICATION REFERENCE

JUN 25 9 55 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 263073