WARRANTY DEED

BOOK 7001 PAGE 6

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,331.90

Jeffery G. Ricker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 86

Notary Public

MY COMMISSION EXPIRES October 19, 1986

Mail

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 917 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFERY G. RICKER, et ux (NAME)	CITY FEDERAL SAVINGS BANK (NAME)	76-1
518 Debbie Drive (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	124
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	4D 91341

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, ROBERT LEE WELLS and wife, KANDICE E. WELLS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFERY G. RICKER and wife, EILEEN M. RICKER and SUSAN M. ROTKIEWICZ

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:

Being Lot No. 93-B on the Zone Lot Division of Lots No. 93, 94, & 95, Tulip Grove Woods, Phase I, of record in Plat Book 6250, page 566, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Robert Lee Wells and wife, Kandice B. Wells, by deed from Billy R. Dean and wife, Peggy L. Dean, of record in Book 6870, page 366, Register's Office for Davidson County, Tennessee.

Grantees assume the obligation to pay the remaining balance of a note to CityFed Mortgage Company, secured by a deed of trust of record in Book 6690, page 721, Register's Office for Davidson County, Tennessee.

4 9 7 8 3

IDENTIFICATION REFERENCE

OCT 6 11 20 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 518 Debbie Drive, Hermitage, Tennessee 37076
(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 30th day of September, 19 86

Robert Lee Wells
ROBERT LEE WELLS

Kandice E. Wells
KANDICE E. WELLS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Lee Wells and Kandice E. Wells

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 Goodlettsville, Tennessee this 30th day of September, 1986

Notary Public.

Commission Expires October 19, 1986

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires

Notary Public

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
917 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-1086

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

RECEIVED OF _____

FOR _____

BOOK 7001 PAGE 8

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
			57331.90- CAMT.	
			160.44 CSTAX-	
			.50 PRFE	
			6.00 WDE D	
			CHECK	166.94-
0677A10/06/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 9 7 8 3

IDENTIFICATION REFERENCE

Oct 6 11 20 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 303287