BOOK 7111 PAGE 744

BOX 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

James M. Tenpenny, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 1987.

Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
James M. Tenpenny, Jr. (NAME)	Countrywide Funding Corporation (NAME)	6D,A-33921
2723 Live Oak Road (STREET ADDRESS OR ROUTE NUMBER)	155 N. Lake Avenue, P.O.Box 7137 (STREET ADDRESS)	119-10 #149
Nashville, TN. 37210 (CITY) (STATE) (P. O. ZIP)	Pasadena, CA. 91109-7137 (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, Thelma Norene Ricketts, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Tenpenny, Jr. and Debbie C. Hilley, both 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:

Land in Davidson County, Tennessee, being Lot No. 11, on the Map of Mashburn Heights, of record in Book 1835, Page 1, Register's Office for said County, and described as follows:

Beginning at a point in the west margin of Live Oak Road at the corner of Lots No. 11 and 12; thence with the line between said lots, westerly 187 feet to a point; thence southerly 80 feet to the north margin of a 50 foot unnamed roadway; thence with the margin of the same, easterly 162 feet to the beginning of a curve; thence around said curve, northeasterly 39.3 feet to the west margin of Live Oak Road; thence with the margin of the same, northerly 55 feet to the beginning.

Being the same property conveyed to Joe Leo Ricketts and wife, Thelma Norene Ricketts, to create an Estate by the entirety, by deed from Joe Leo Ricketts and wife, Thelma Norene Ricketts of record in Book 3888, page 9, Register's Office for Davidson County, Tennessee. Also see Warranty Deed Book 2447-331. Joe Leo Ricketts having since died.

85279

IDENTIFICATION REFERENCE

JAN 20 1 03 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 2723 Live Oak Road, Nashville, TN. 37210
(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 her hand this 15th day of January, 19 87

Thelma Norene Ricketts

Thelma Norene Ricketts

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Larry N. Westbrook, a Notary Public in and for said County and State, the within named Thelma Norene Ricketts, a widow

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of January 19 87.

Commission expires June 5, 1989

Larry N Westbrook
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

Thelma Norene Ricketts, a widow

TO

James M. Tenpenny, Jr. and Debbie C. Hilley, both unmarried

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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

530 .00 CAPT.
140.40 CSTAX
.50 PRFEE
8.00 MDEED
CHECK 164.90-
00073019E3/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85279

IDENTIFICATION REFERENCE

JAN 20 | 03 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36465