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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 $ 135,400.00

Richard Walter Ricker, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 87

Notary Public

My Commission Expires Jan. 10, 1989

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS — 2019 RICHARD JONES ROAD, SUITE 204 — NASHVILLE, TN 37215

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard Walter Ricker, Jr. (NAME)	Mortgage Trust Company (NAME)	
4608 Skymont Drive (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road, Suite 100 (STREET ADDRESS)	131-14-5
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	FH10028

FOR AND 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, James P. Zerface and wife, Theresa A. Zerface

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Walter Ricker, Jr. and wife, Cynthia H. Ricker

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. 259 on the Plan of Tynewood Estates, Section 2, of record in Book 2900, pages 88, 89, and 90, said Register's Office for said County.

SAID Lot No. 259 fronts 200 feet on the easterly margin of Skymont Drive and runs back between lines, measuring 200.9 feet on the southerly line and 232.0 feet on the northerly line to a broken line in the rear measuring 281.1 feet thereon.

Being the same property conveyed to James P. Zerface and wife, Theresa A. Zerface by deed from Robert J. Johnson and wife, Arlene Johnson of record in Book 4872, page 992, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3069, page 566 said Register's Office.

Subject to easement of record in Book 5622, page 854, said Register's Office.

01675

IDENTIFICATION REFERENCE

MAR 9 11 49 AM '87

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY, TN

unimproved ( ) This is improved (XX) property, known as 4608 Skymont Drive, Nashville, TN 37215
(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 27th day of February, 19 87

James P. Zerface

Theresa A. Zerface

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 ~~James P. Zerface and wife, Theresa A. Zerface~~

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 ~~Nashville~~, Tennessee, this ~~27th~~ day of February, 19 87

Commission expires _____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires Jan. 10, 1989

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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
James P. Zerface and wife, Theresa A. Zerface

TO
Richard Walter Ricker, Jr. and wife, Cynthia H. Ricker

RETURN TO:

STEVEN G. WATERS
Attorney at Law
2019 Richard Jones Road
Suite 204
Nashville, TN 37215

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01675

IDENTIFI REFERENCE

MAR 9 11 49 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 54552