Box 8/t1

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Joseph M. Riddick	Germantown Trust Savings Bank	MAP 115-7
612 Lamar Drive		PARCEL 86
Nashville, TN 37205	7770 Poplar Avenue	8DZ-69130
	Germantown, TN 38138	

WARRANTY DEED BOOK 7202 PAGE 415

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert B. Estes and wife, Midge R. Estes hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joseph M. Riddick and wife, Norma F. Riddick hereinafter called the Grantee, Grantee's 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. 18 on the plan of West Meade Addition, Section Two, of record in Book 2854, page 56, Register's Office for said County.

SAID Lot No. 18 fronts 159.4 feet on the broken easterly margin of Lamar Drive and extends back 382.7 feet on the northerly line and 384.5 feet on the southerly line to a dead line in the rear, measuring 91.0 feet thereon.

Being the same property conveyed to Robert B. Estes and wife, Midge R. Estes by deed from William H. Likins and wife, Martha G. Likins of record in Book 5421, page 35, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Robert B. Estes by Midge R. Estes as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (~~an~~) improved property, known as 612 Lamar Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 13th day of April, 19 87.

Midge R. Estes

Robert B. Estes by: Midge R. Estes, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of April, 19 87, before me personally appeared Midge R. Estes, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as free act and deed.

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 110,500.00.

Joseph M. Riddick
Affiant

Subscribed and sworn to before me, this the 13th day of April, 1987.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

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 Midge R. Estes 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 on behalf of Robert B. Estes as his Attorney in Fact as the free act and deed of the within named Robert B. Estes.

Witness my hand and official seal at Nashville, Tennessee, the 13th day of April, 1987.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

NOTARY PUBLIC

WARRANTY DEED

from:
Robert B. Estes and wife, Midge R. Estes

to:
Joseph M. Riddick and wife, Norma F. Riddick

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

26429

STATE OF Tennessee

COUNTY OF Davidson

BOOK 7202 PAGE 417

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Midge R. Estes

Affiant Midge R. Estes

Sworn to and subscribed before me this 13th day of April, 19 87.

Notary Public

My Commission Expires: May 4 1987

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

I 4580

IDENTIFICATION REFERENCE

APR 14 11 00 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7202 PAGE 418

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

1 09- .10- CAMT,
309.40 CSTAX
.50 PRFE
9.00 MTGE
CHECK 319.90-
4:03AM04/14/07 DAL .0-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14580

IDENTIFICATION REFERENCE

Apr 14 11 00 AM '07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 68997