THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING, Attorneys
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

BOOK 7262 PAGE 137

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	PARCEL NUMBERS:
BILLIE W. RICKLES 2303 14th Avenue, North Nashville, Tennessee	SAME	Map 81-03-0 Parcel 59

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, including the assumption of a Deed of Trust of record at Book 6485, page 605, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, A. D. CUMMINGS d/b/a CUMMINGS PROPERTIES, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said BILLIE W. RICKLES, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being the northeasterly part of an unnumbered Lot (called Butterworth Lot), Map of H. N. Meyers Plan of Nashville of record in Book 21, page 48, Register's Office for said County described according to a copy of a survey made by Norris H. Hickerson, Surveyor, dated October 3, 1953, as follows:

BEGINNING at an iron pin in the westerly margin of 14th Avenue North, said iron pin being located north 11°30' west 60 feet from the northerly margin of Walsh Street (not constructed) running thence with the westerly margin of 14th Avenue North 100 feet to the southerly margin of a 20-foot alley; thence with the southerly margin of said 20-foot alley south 78°30' west 118.6 feet to a stake; thence south 12°30' east 100 feet to an iron pin; thence north 78°30' east 116.4 feet to the point of beginning.

BEING part of the same property conveyed to the Grantor by deed of record at Book 6625, page 750, Register's Office for Davidson County, Tennessee.

MARGARET CUMMINGS, wife of A. D. CUMMINGS, joins in this conveyance to convey whatever interest she may have, marital or otherwise, in the subject property.

This is improved property, known as: 2303 14th Avenue, North
Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, his successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 9 day of June, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

3 4 1 4 1

IDENTIFICATION REFERENCE

JUN 9 8 28 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

A. D. Cummings
A. D. CUMMINGS

Margaret Cummings
MARGARET CUMMINGS

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $27,659.04.

Billie M. Buckles
AFFIANT

Subscribed and sworn to before me,
this 8 day of June, 1987.

Carol B. Burch
NOTARY PUBLIC

My Commission Expires: 11-25-90

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, A. D. CUMMINGS and wife, MARGARET CUMMINGS, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 8 day of June, 1987.

Carol B. Burch
NOTARY PUBLIC

My Commission Expires: 11-25-90

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

RECEIVED OF _____

FOR _____

BOOK 7262 PAGE 139

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
			27659.04- CAMT.	
			77.56 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	84.06-
			6641A06/10/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.4 1.41

IDENTIFT REFERENCE

JUN 9 8 28 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90988