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

BOOK 7262 PAGE 140

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	PARCEL NUMBERS:
BILLIE W. RICKLES 419 Humphreys Street Nashville, Tennessee	SAME	Map 105-07-0 Parcel 34

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 6391, page 366, 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 east 33 and one-third feet of Lot on the Map of Humphrey, Houston and Martin's Addition, of record in Book 36, page 117, Register's Office for said County.
>
> SAID part of said lot fronts 33 and one-third feet on the southerly side of Humphrey Street and runs back between parallel lines 150 feet to an alley.
>
> 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: 419 Humphreys Street, 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 8 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.

3412

IDENTIFICATION REFERENCE

JUN 9 8 29 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

A. D. Cummings
A. D. CUMMINGS

Margaret Cummings
MARGARET CUMMUNGS

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STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is $17,359.75.

Bobbie Rickles
AFFIANT

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

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.

NOTARY PUBLIC

My Commission Expires: 11-25-90

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
			17359.75- CAMT.	
			48.72 CSTAX	
			.50 PRFEL	
			6.00 WDE'D	
			CHECK	55.22-
			6642A06/10/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4 1 4 2

IDENTIFICATION REFERENCE

JUN 9 8 29 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90989