Prepared by:
Union Security Title Corporation
3322 West End Avenue, Suite 400
Nashville, TN 37203

Mail

BOOK 7545 PAGE 444

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
June E. Spearman	Union Security Mortgage Company	162-6-24
(NAME)	(NAME)	
167 Tusculum Road	3322 West End Avenue, Ste. 400	5DU-41227
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Nashville, Tn 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Fifty-seven Thousand Four Hundred and 00/100 --
---------- *Dollars,*

we, Shirley Ann Vanns, now known as Shirley A. Ricks and husband, Arthur B. Ricks, Jr.

have this day bargained and sold, and do hereby transfer and convey unto the said June E. Spearman, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Tusculum Circle, Section One, of record in Book 3842, page 150, Register's Office for said County.

Said Lot No. 12 fronts 103.0 feet on the southerly margin of Tusculum Road and extends back 170.0 feet on the easterly line and 180.1 feet on the westerly line to a dead line in the rear, measuring 81.5 feet thereon.

Being the same property conveyed to Shirley Ann Vanns by deed from O.W. Cooper and wife, Helen B. Cooper of record in Book 4451, page 550, said Register's Office. Shirley Ann Vanns has since married. Arthur B. Ricks, Jr. joins in this conveyance for the purpose of relinquishing any marital rights he may have acquired in the subject property.

MAY 17 8 37 AM '88
KEITH Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

30942

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,400.00

Subscribed and sworn to before me this the 12th *day of* May *19* 88

My commission expires: 1-9-91 *(Affix Seal)*

Affiant

Notary Public

NOTARY PUBLIC AT LARGE

unimproved ( )
This is improved (X) property, known as 167 Tusculum Rd., Antioch, TN 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 12th *day of* May *19* 88, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Shirley A. Ricks
Shirley A. Ricks

Arthur B. Ricks Jr.
Arthur B. Ricks, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Shirley A. Ricks and Arthur B. Ricks, Jr.

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

Witness my hand and official seal at Nashville, *Tennessee, this* 12th *day of* May, *19* 88.

Notary Public

Commission expires 1-9-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

Notary Public

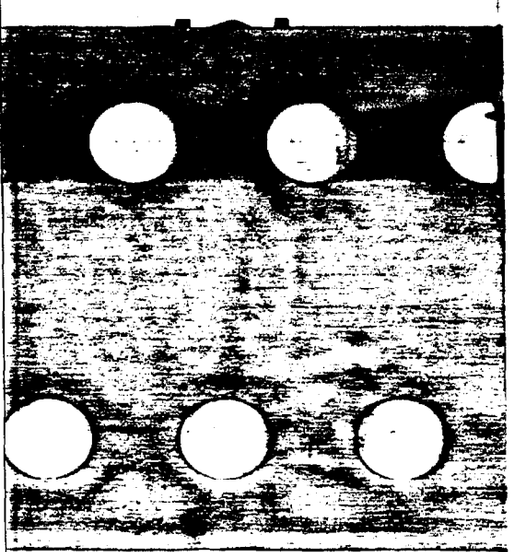
Commission expires _____

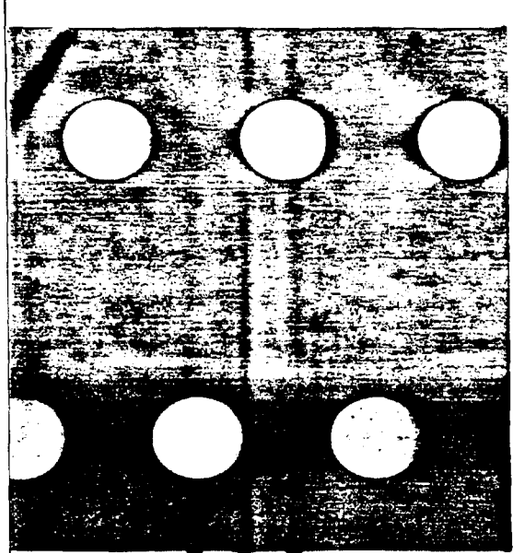
WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7545 PAGE 446

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

DMT 57400.00
CO TX 160.72
MTGFEE 2.00
RECFEE 6.00
TOTAL 167.72
CHECK 167.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30942

IDENTIFICATION REFERENCE

MAY 17 8 37 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91820