This Instrument Prepared By: Lehman Land Title, Inc. from information provided by the parties FILE BOX #52

Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

WARRANTY DEED

*ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Craig A. Cook	CityFed Mortgage Company	76-1-124
(NAME)	(NAME)	
518 Debbie Drive	30 Warder Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Springfield, Ohio 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) ---------- *Dollars.*

Cash in hand paid by Craig A. Cook and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged, and for a further consideration the said Craig A. Cook has assumed and agreed to pay the unpaid balance of mortgage of record in Book 6690, page 721.

Jeffery G. Ricker and wife, Eileen M. Ricker

have this day bargained and sold, and do hereby transfer and convey unto the said Craig A. Cook

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

Being Lot No. 93-B on the zone Lot Division of Lots No. 93, 94, & 95, Tulip Grove Woods, Phase I, of record in Plat Book 6250, Page 566, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Jeffery D. Ricker and wife, Eileen M. Ricker by quitclaim deed from Susan M. Rotkiewicz of record in Book 7336, page 661, Register's Office for Davidson County, Tennessee.

Including assumption and agreement to pay the remaining indebtedness due City Federal Savings Bank as recorded in the Register's Office for Davidson County, Tennessee, Book 6690, Page 721.

7869 09/04 0101 03CHECK 203-10

Jeffery G. Ricker and Jeffery D. Ricker are one and the same person.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater for this transfer is $ 52,956.53

Subscribed and sworn to before me this the 3rd *day of* September 19 91

Affiant

My Commission expires: 5/15/95 *(Affix Seal)* *Notary Public* Judy A. Lehman

This is improved(XX) unimproved( ) property, known as 518 Debbie Drive Hermitage, TN 37076
(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 3rd *day of* September *, 19* 91*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

9/3/91
Jeffery G. Ricker

Eileen M. Ricker
Eileen M. Ricker

BOOK 8435 PAGE 536

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Judy A. Lehman, *a Notary Public in and for said County and State* Jeffery G. Ricker and wife, Eileen M. Ricker

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* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Brentwood, *Tennessee, this* 3rd *day of* September, *19* 91

Commission expires 5/15/95

Judy A. Lehman
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this _____ *day of* _____, *19* _____ *before me, the undersigned, a Notary Public in and for said County and State, personally appeared* _____, *to me known (or proved by me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of* _____, *and acknowledged that* _____ *executed the same as the free act and deed of said* _____.

Witness my hand and official seal at _____, *Tennessee, this* _____ *day of* _____, *19* _____.

_____
Notary Public

My Commission Expires _____

44377

SEP 4 2 39 PM '91

WARRANTY DEED

FROM

TO

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999

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

RECEIVED OF _____

FOR _____

BOOK 8435 PAGE 537

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

CAMT	52956.53
CON TX	196.10
PRFEE	1.00
WDEED	6.00
TOTAL	203.10
CHECK	203.10

09/04/91 01 14:41 0001 7869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44377

SEP 4 2 39 PM '91

No. 456157