PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 158
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8736

W & I Ref: (cmw) (Title No: 34288)
Dav. Co. File: Box 8

PERRY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 148000.00

Affiant

Sworn and subscribed before me this 23rd day of November, 1993.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
John B. Conner, Jr. Janet H. Conner 4608 Skymont Drive Nashville, TN 37215	SAME	131-14-0 005.00 FH 10028

WARRANTY DEED

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, the undersigned **Richard Walter Ricker, Jr and spouse, Cynthia H. Ricker,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John B. Conner, Jr. and spouse, Janet H. Conner,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee, being Lot No. 259 on the Plan of Tynewood Estates, Section 2, of record in Book 2900, pages 88, 89, and 90, said Register's Office.

SAID Lot No. 259 fronts 200 feet on the easterly margin of Skymont Drive and runs back between lines, measuring 200.9 feet on the southerly line and 232.0 feet on the northerly line to a broken line in the rear measuring 281.1 feet thereon.

BEING the same property conveyed to Richard Walter Ricker, Jr.and wife, Cynthia H. Ricker by deed from James P. Zerface and wife, Theresa A. Zerface of record in Book 7160, page 928, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 3069, page 572, as extended in Book 8092, Page 372, to a 20 foot permanent easement along with a 10 foot temporary construction easement and a 10 foot permanent easement along with a 10 foot temporary construction easement for sanitary sewers and/or storm drainage, all as granted to Metropolitan Government by instrument of record in Book 5622, page 854, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Richard Walter Ricker, Jr., and Cynthia H. Ricker by Dan Furth as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

IDENTIF. & REFERENCE 90585

93 NOV 30 AM 9:41
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

3691 11/30 0101 03CHECK 556.60

This is improved property, known as: 4608 Skymont Drive, Nashville, TN 37215

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 23rd day of November, 1993.

Richard Walter Ricker, Jr.

Richard Walter Ricker, Jr, By: Dan Furth, Atty-In-Fact

Cynthia H. Ricker

Cynthia H. Ricker, By: Dan Furth, Atty-In-Fact

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 **Dan Furth**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Richard Walter Ricker, Jr., and Cynthia H. Ricker** as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of November, 1993.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

Notary Public

My Commission Expires:

EXHIBIT "A"
To
WARRANTY DEED

FROM: Richard Walter Ricker, Jr and Cynthia H. Ricker

TO: John B. Conner, Jr. and Janet H. Conner

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.

References to the singular include the plural, when applicable.

Dan Furth

Dan Furth, Affiant

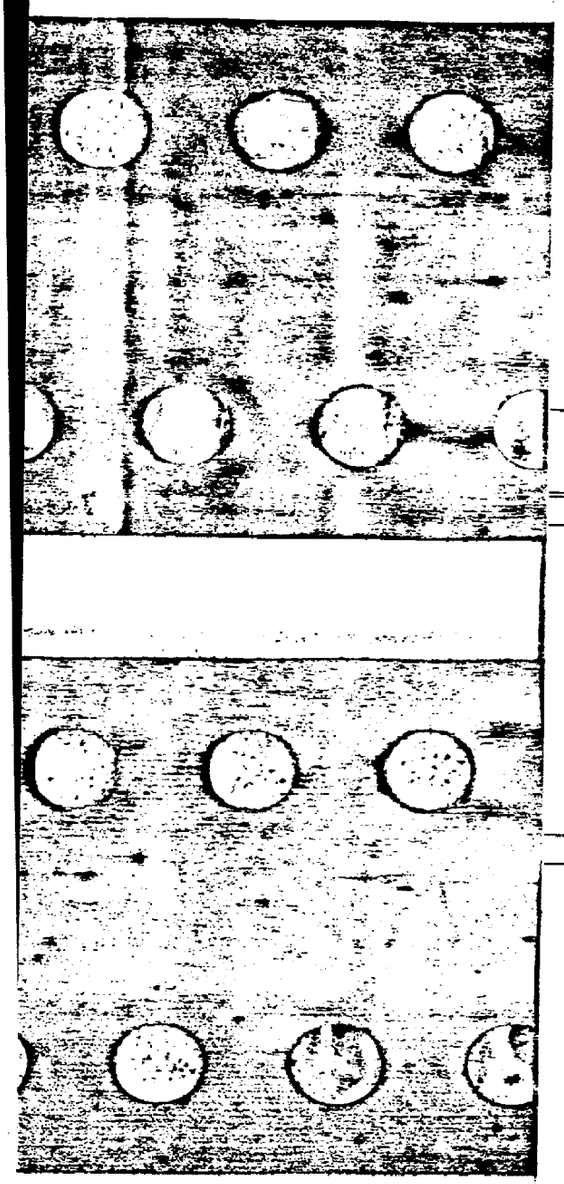
Sworn to and subscribed before me this

23rd day of November, 1993.

Notary Public

My Commission Expires:

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96



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

RECEIVED OF _____

FOR _____

BOOK 9166 PAGE 351

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

MAMT 148000.00
ERR CO
MAMT 148000.00-
CAMT 148000.00
CON TX 547.60
PRFEE 1.00
MICRO 8.00
TOTAL 556.60
CHECK 556.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/30/93 01 09:41 0001 3691

90585
IDENTIF. & REFERENCE

93 NOV 30 AM 9:41

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 727398