THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9900 PG 75

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of December 1995

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
GERLIE RICKARD 909 N. Second Street Nashville, Tennessee 37207	SAME	MAP 82-3 PARCEL 135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY FIVE THOUSAND AND NO/100---------- ---------- ($ 55,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, V. RENEE MANES, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto GERLIE RICKARD AND WIFE, PATSY RICKARD

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 11 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract No. 3 of record in Book 332, page 40, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 fronts 50.0 feet on the easterly side of North Second Street and runs back between parallel lines 181.0 feet to an alley.

BEING the same property conveyed to V. Renee Manes by deed from Norman D. Earls, single, of record in Book 9624, page 360, Register's Office for Davidson County, Tennessee.

0135562
IDENTIF. & REFERENCE

95 DEC 27 PM 3:48
FELIX Z. WALSH III REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 909 N. Second Street, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEEs, their heirs and assigns, forever.

GRANTOR COVENANTs with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Benedict Land Company's S/D of Lindsley Tract No. 3 of record in Book 332, page 40, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 22nd day of December, 19 95.

V. Renee Manes

V. RENEE MANES

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 V. RENEE MANES, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of December, 19 95.

Mitchell A Watts

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

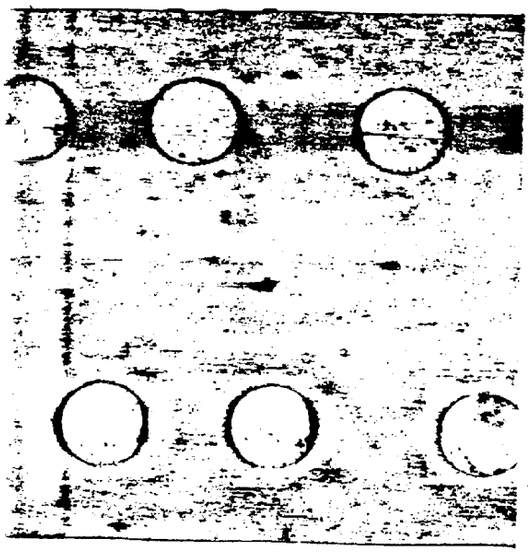
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

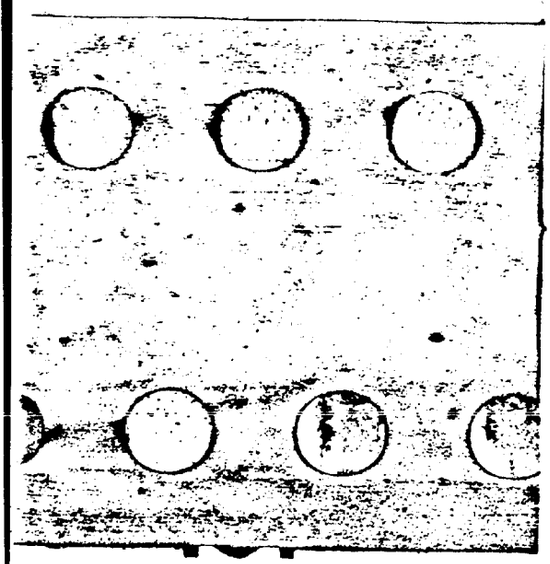
Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

2111 12/27 0101 03CHECK 212.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9000 PG 77

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

12/27/95 01 15:48 0001 2111

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0135562
IDENTIF. & REFERENCE

95 DEC 27 PM 3:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 990502