BOOK 9979 PG 245

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This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Renee Dawn Ryckman
3217 Newington Cove
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Republic Mortgage Corporation
3310 West End Ave., Suite 480
Nashville, TN 37203

MAP AND PARCEL:
MAP 151-1
GROUP A
PARCEL 133.00CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Fred D. Doane and wife, Johnna L. Doane hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Renee Dawn Ryckman, a single person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Chatham Pointe, of record in Book 6900, pages 444 thru 447, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Fred D. Doane and wife, Johnna L. Doane by deed from Kenneth S. Victory d/b/a/ Kenneth Construction Co. of record in Book 8893, page 332, Register's Office for Davidson County, Tennessee.

This is improved property known as 3217 Newington Cove, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Renee Dawn Ryckman, a single person, her heirs and assigns, forever; and we, Fred D. Doane and wife, Johnna L. Doane do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 8th day of March, 1996.

Fred D. Doane

Johnna L. Doane by Fred D. Doane
Johnna L. Doane

96 MAR 14 PM 12:58
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0160194
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Fred D. Doane, individually and as attorney-in-fact for Johnna L. Doane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 8th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: May 24, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 118,900.00.

AFFIANT

Subscribed and sworn to before me this 8th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: May 24, 1997

3515 03/14 0101 03CHECK 448.93



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

CAMT 118900.00
CON TX 439.93
PRFEE 1.00
WDEED 8.00
TOTAL 448.93
CHECK 448.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/14/96 01 13:00 0001 8515

0160194
IDENTIF. ↑ REFERENCE

96 MAR 14 PM 12:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1016583