File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#13751

96 APR -2 AM 10:3[illegible]
FELIX ZANDER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
016641 3

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. MARK MANNER (NAME)	NEW OWNER (NAME)	116-10
408 Jackson Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	129
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BM6342

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ROBERT A. G. RICKETSON, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. MARK MANNER AND WIFE, ANNE C. MANNER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BOOK 9999 PG 440

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Revised Section One Earls Subdivision, as of record in Plat Book 5200, page 17, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Robert A. G. Ricketson and wife, Dorothy Burrus Ricketson by deed from Arthur C. Earls, Jr. of record in Book 4488, Page 989, Register's Office for Davidson County, Tennessee. Dorothy Burrus Ricketson has since died.

This conveyance is made subject to: (1) Taxes for 1996 which have been prorated and assumed by the Grantees; and (2) All matters appearing on the plan of record in Plat Book 5200, page 17, Register's Office for Davidson County, Tennessee.

Sarah C. Ricketson, spouse of Robert A. G. Ricketson, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Robert A. G. Ricketson.

5170 04/02 0101 03CHECK 3154.00

unimproved ( )
This is improved (XX) property, known as 408 Jackson Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of March, 19 96

Robert A. G. Ricketson
ROBERT A. G. RICKETSON

Sarah C. Ricketson
SARAH C. RICKETSON

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9999 PG 441

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT A. G. RICKETSON AND WIFE, SARAH C. RICKETSON

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of March, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 19 96

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

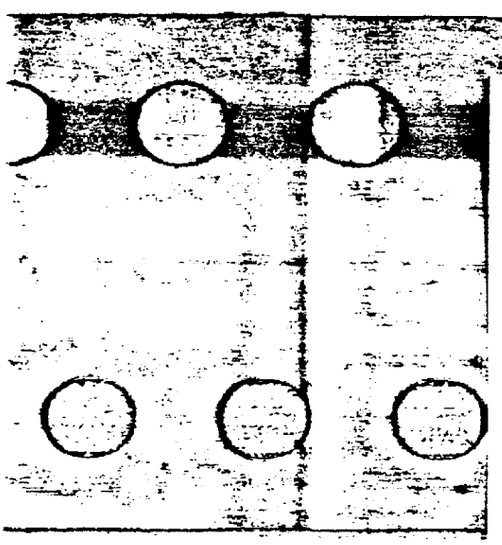
ROBERT A. G. RICKETSON

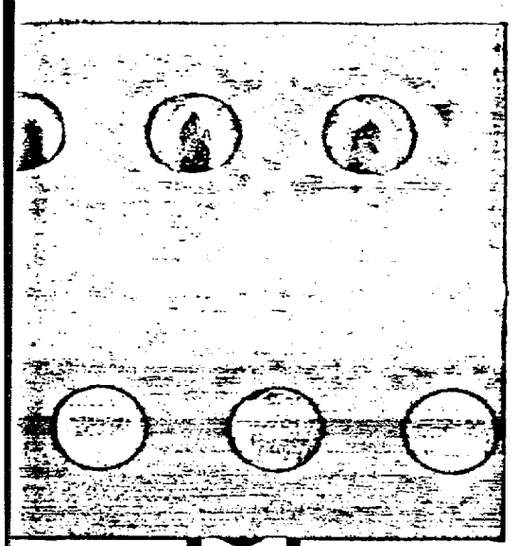
TO

J. MARK MANNER AND WIFE, ANNE C. MANNER

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR BOOK 9999 PG 442

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
850000.00
CON TX 3145.00
PRFEE 1.00
WDEED 8.00
TOTAL 3154.00
CHECK 3154.00

04/02/96 01 10:34 0001 5170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

016613
IDENTIF. ↑ REFERENCE

96 APR -2 AM 10:32
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023171