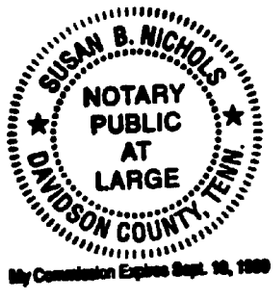
Book 2




STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: Sept. 18, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Samuel G. Craig (NAME) | SouthTrust Mortgage Co. (NAME) | 148-16-92.00 |
| 917 Preston Court (ADDRESS) | 110 Office Park Drive (ADDRESS) | 02DU-70713 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Birmingham, AL 35223 (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Donald R. Rickards and wife, Margaret L. Rickards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel G. Craig, unmarried

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:

BOOK 10054 PG 924

Land in Davidson County, TN, BEING Lot No. 12 on the Plan of Section Twenty-One Hazelwood, of record in Book 6200, page 595, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Donald R. Rickards and wife, Margaret L. Rickards, by deed from Jake Hand, unmarried, of record in Book 8009, Page 857, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6200, page 595; easement of record in Book 7624, page 921 and Book 7624, page 924; all of record in the Register's Office for Davidson County, Tennessee.

0183333 IDENTIF. & REFERENCE

96 MAY 20 11:12:34

REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 917 Preston Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 13th day of May 19 96

Donald R. Rickards
Donald R. Rickards

Margaret L. Rickards
Margaret L. Rickards

BOOK 10054 PG 925

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 Donald R. Rickards and wife, Margaret L. Rickards

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 13th day of May 19 96.

Commission expires Sept. 18, 1999

Susan B. Nichols
Notary Public

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Sept. 18, 1999

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

**WARRANTY DEED**

**FROM**

Donald R. Rickards and wife,
Margaret L. Rickards

**TO**

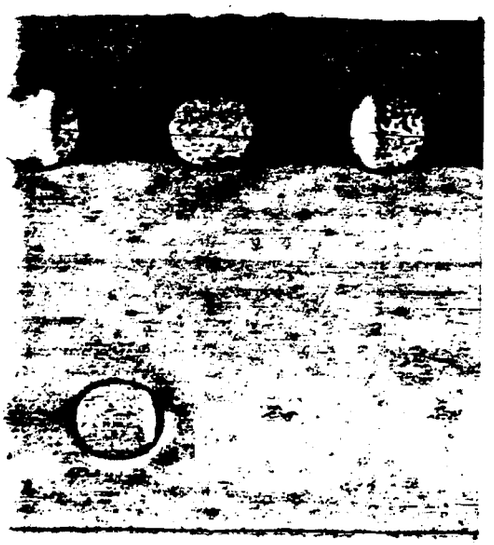
Samuel G. Craig

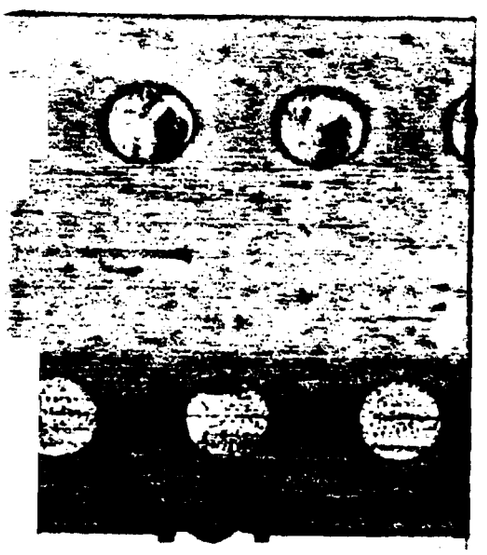
**RETURN TO:**

**GREGORY S. PERRONE**
**ATTORNEY - AT - LAW**
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

3333 05/29 2101 33CHECK

360.13





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

RECEIVED OF _____

FOR _____

BOOK 10054 PG 926

| | | |
|---|---|---|
| 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 94900.00 |
| | | | | CON TX 351.13 |
| | | | | PRFEE 1.00 |
| | | | | MTGFEE 8.00 |
| | | | | TOTAL 360.13 |
| | | | | CHECK 360.13 |
| | | | 05/20/96 01 | 12:37 0001 3338 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0183333
IDENTIF. # REFERENCE

96 MAY 20 PM 12:34

REGIST
DAVIDSON COUNTY, TN

**No. 1041283**