WARRANTY DEED

BOOK 10164 PG 84

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

John E. Kalinowsky
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: April 25, 1998
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Kalinowsky (NAME)	PHH Mortgage Services (NAME)	MAP 74
8138 Bonnafair Drive (ADDRESS)	6000 Atrium Way (ADDRESS)	GROUP 4
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Mt. Laurel, New Jersey 08054 (CITY) (STATE) (ZIP)	PARCEL 55

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, Morris G. Ricketts and wife, Sherry M. Ricketts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. Kalinowsky

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:

Land in Davidson County, Tennessee, being Lot No. 127, on the Plan of Hermitage Hills, Secton 12 (revised) of record on Book 4675, page 125, Register's Office for said County, to which plan reference is hereby made for a more complete an detailed description of said lot.

BEING the same property conveyed to Morris G. Ricketts and wife, Sherry M. Ricketts by deed from Raymond C. Canady and wife, Sonja C. Canady of record in Book 7392, Page 676, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4820, Page 611, said Register's Office.

This conveyance is subject to setback lines and recorded easements of record in Book 4675, Page 125, said Register's Office.

unimproved ( )
This is improved (X) property, known as 8138 Bonnafair Drive, Hermitage, Tennessee 37076
(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 20th day of August 19 96

Morris G. Ricketts

Sherry M. Ricketts

BOOK 10164 PG 85

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morris G. Ricketts and wife, Sherry M. Ricketts

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 Mt. Juliet, Tennessee, this 20th day of August 19 96

Commission expires April 25, 1998

Notary Public

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_____.

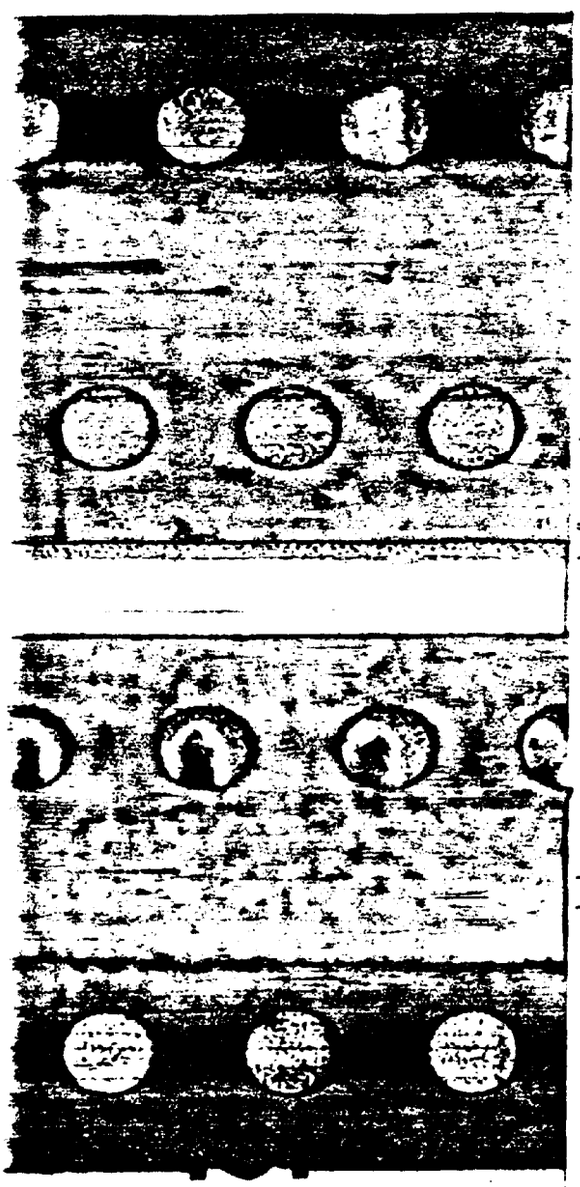
My commission expires _____

Notary Public

0216989
IDENTIF. & REFERENCE

96 AUG 22 AM 9:59
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

9643 08/22 0101 03CHECK 305.00



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

RECEIVED OF _____

FOR _____ BOOK 10164 PG 86

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 80000.00
				CON TX 296.00
				PRFEE 1.00
				MDEED 8.00
				TOTAL 305.00
				CHECK 305.00
			08/22/96 01	10:02 0001 9643

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216989
IDENTIF. # REFERENCE

96 AUG 22 AM 11:59

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1022200