WARRANTY DEED

File No: 00280944

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Brandon Rickard	Countrywide Home Loans	Map 173-1
[NAME]	[NAME]	
202 Cedarview Drive	155 N. Lake Hill	Parcel 147
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Antioch, TN 37013	Pasadena, CA 91109	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Thomas B. Caldwell, IV, Marrried, Robert F. Caldwell, Unmarried and Melanie J. Caldwell, Unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Robert Brandon Rickard

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 78,000.00

Subscribed and sworn to before me, this the 30TH day of SEPTEMBER, 19 96

Affiant

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public Linda V. Jones

unimproved ( )

This is improved (X) property known as 202 Cedarview Drive, Antioch, TN 37013
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 30TH day of SEPTEMBER, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Thomas B. Caldwell IV by Adelia Caldwell atty in fact

Thomas B. Caldwell, IV

Robert F. Caldwell by Adelia Caldwell atty in fact

Robert F. Caldwell,

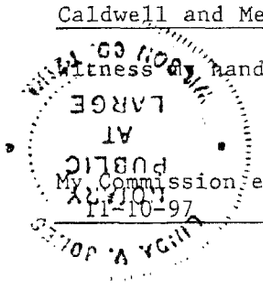
Melanie J. Caldwell by Adelia Caldwell atty in fact

Melanie J. Caldwell

STATE OF TENNESSEE,
COUNTY OF WILLIAMSON:

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared AdeLiza Caldwell, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Thomas B. Caldwell, IV, Robert F. Caldwell, and Melanie J. Caldwell and acknowledged that she executed the same as the free act and deed of said Thomas B. Caldwell, IV, Robert F. Caldwell and Melanie J. Caldwell.

Witness my hand at Brentwood, Tennessee this 30th day of September, 1996.



My Commission expires: 11-10-97

Notary Public Linda V. Jones

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Monte Carlo Estates, Section 2-B, of record in Plat Book 5050, page 99, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Thomas B. Caldwell, IV, Robert F. Caldwell and Melanie J. Caldwell, as tenants, in common, by Quitclaim Deed from Thomas B. Caldwell, III, of record in Book 9391, page 874, Register's Office for Davidson County, Tennessee.

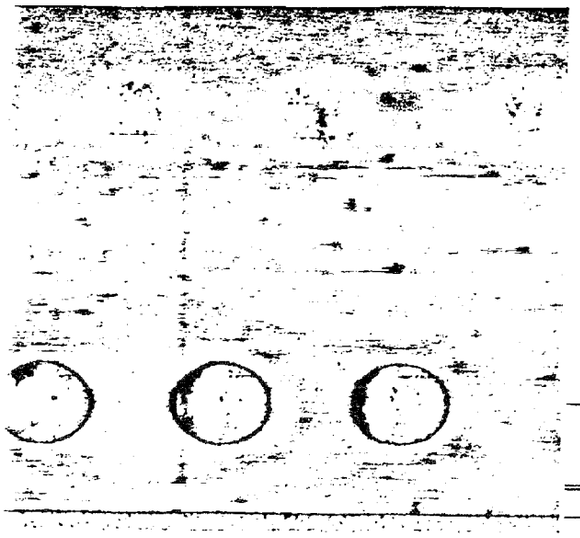
Q. C.

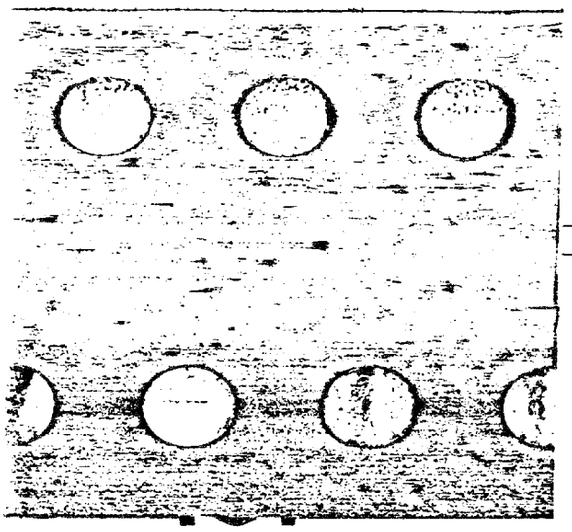
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0231481
IDENTIFICATION REFERENCE

98 OCT -1 PM 2:12

5088 10/01 0101 03CHECK 301.60





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

RECEIVED OF _____

FOR _____

BOOK 10209 PG 942

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 78000.00
CON TX 288.60
PRFEE 1.00
WDEED 12.00
TOTAL 301.60
CHECK 301.60

10/01/96 01 14:15 0001 5088

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231481
IDENTIFICATION REFERENCE

96 OCT -1 PM 2:12

REGISTER
DAVIDSON COUNTY, TN

№ 1072177

No. [redacted]