PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX 35 FILE # 00281546

BOOK 10341 PG 182

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 19 97

Notary Public Mary B. Simmons

MY COMMISSION EXPIRES: April 14, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
APPROVED ATTORNEY TITLE & CLOSING COMPANY, L.L.C.
One Town Center, Cheshire, CT 06410

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT W. RIDGE	TUCKER FEDERAL BANK	MAP 96-13
(Name)	(Name)	
2881 LYNCREST DRIVE	P.O. BOX 211788	PARCEL 125
(Address)	(Address)	
NASHVILLE, TN 37214	AUGUSTA, GA 30917-1799	
(City) (State) (Zip)	(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, ROY DAN DEA and ANNA M. DEA, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT W. RIDGE AND WIFE, SARAH L. RIDGE

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:

Being Lot No. 1 on the Plan of Resubdivision of Lot No. 20, Happy Acres, as of record in Book 5190, page 719, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Roy Dan Dea and wife, Anna M. Dea, as tenants by the entirety, by deed from Paul A. Haynes and wife, Kathy J. Haynes, of record in Book 7618, page 712, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (x) property, known as 2881 LYNCREST DRIVE, NASHVILLE, 37214
(House Number) (Street) (City or Town) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto 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/his/her hand(s) this 27th day of November, 19 96

× Roy Dan Dea
ROY DAN DEA

× Anna M. Dea
ANNA M. DEA

STATE OF
COUNTY OF

Personally appeared before me, Diane M Wheeler, a Notary Public in and for said County and State, the within named ROY DAN DEA and ANNA M. DEA 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 _____, ~~Tennessee~~, this 27th day of January, 1976

Commission expires: My Commission ~~Expires 12/21/80~~ 8800 Wadsworth Westminster, Co 80021

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public in and for said County and State, the within named _____ with whom I am personally acquainted and who upon his/her/their oath(s) acknowledged himself/herself/themselves to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that he/she/they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation 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

97 FEB -5 PM 2:53
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

3557 02/05 0101 03 CHECK 323.13

0270487
IDENTIF. & REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 10341 PG 184

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 84900.00	
			CON TX 314.13	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 323.13	
			CHECK 323.13	
02/05/97	01	14:55 0001 3557		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02704487
IDENTIF. # REFERENCE

97 FEB -5 PM 2:53
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1114064