BOOK 10367 PG 493

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February 1997

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOHN R. SICKLER 107 Elberta Street Nashville, Tennessee 37210	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 119-5 PARCEL 241

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY FIVE THOUSAND AND NO/100---------- ---------- ($ 75,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, RONNIE W. HALL

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JOHN R. SICKLER AND WIFE, LAURA SICKLER hereinafter called the Grantee s, 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. 134 on the Map of the Subdivision of Lots Nos. 3 and 4 and part of Lots 5 and 6 of Cumberland Nurseries as of record in Book 332, page 148, Register's Office for Davidson County, Tennessee.

SAID Lot No. 134 fronts 50.0 feet on the southerly side of Elberta Avenue and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Ronnie W. Hall by deed from Walter T. Howard, Frederick M. Howard and Charles M. Howard, heirs-at-law of Alice Marie Howard, deceased, of record in Book 10282, page 763, Register's Office for Davidson County, Tennessee.

DIANE HALL, spouse of Ronnie W. Hall, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 107 Elberta Street, Nashville, Tennessee 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Subdivision of Lots in Cumberland Nurseries of record in Book 332, page 148, Register's Office for Davidson County, Tennessee.

[redacted]

GRANTOR___ FURTHER COVENANTs__ and bind_s himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of February, 19 97.

RONNIE W. HALL

DIANE HALL

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

2337 03/04 0101 03CHECK 286.50

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 RONNIE W. HALL and DIANE HALL, 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 this 28th day of February, 19 97.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 _____.

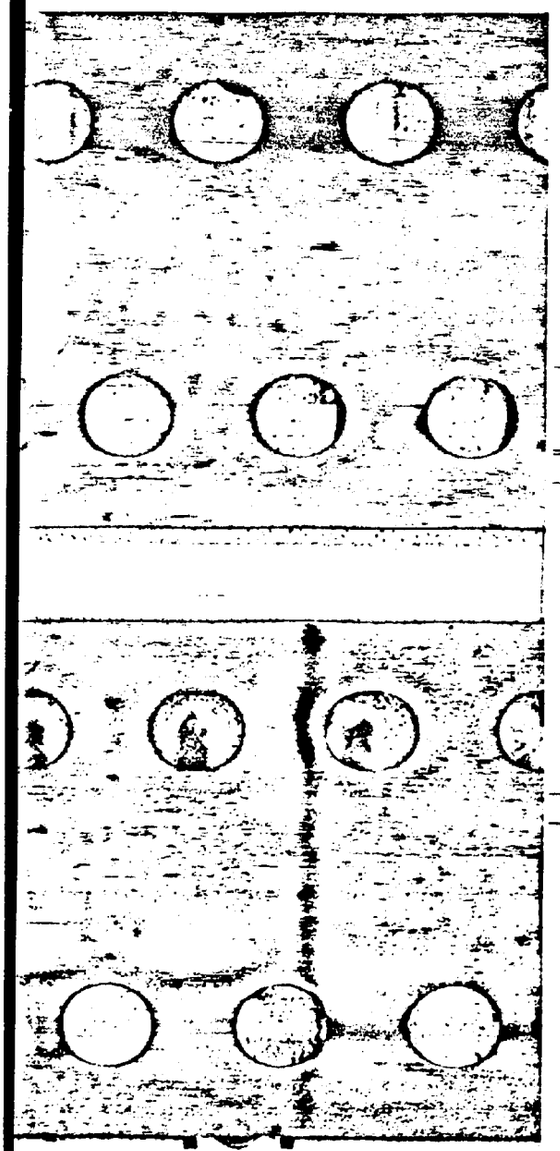
Witness my hand and official seal this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

97 MAR -4 PM 12:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0278566



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 75000.00	
			CON TX 277.50	
			PRFEE 1.00	
			CAMT 75000.00	
			CON TX 277.50	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL ~~565.00~~	
			CHECK 565.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/04/97	01	12:38 0001 2337	VOID	
		CAMT 75000.00-	VOID	
		CON TX 277.50-	VOID	
		PRFEE 1.00-		
		TOTAL ~~278.50-~~		
		CHECK ~~278.50-~~		
03/04/97	01	12:40 0001 2338		

0278566
IDENTIF. & REFERENCE

97 MAR -4 PM 12:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Total $ 286.50

No. 1122730