2 50-B

JL

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
12th DAY OF April, 1999

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 11430 PG. 297

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John F. Lieb	CTX Mortgage Company	114-301; 114-2.01
(NAME)	(NAME)	
7764 Old Charlotte Pike	P.O. Box 199000	114-2.00;114-1.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Dallas, TX 75219	
(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, Terri Y. Ricketts and husband, Randy Ricketts and Gladys Stevens

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

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, consisting of four (4) tracts described according to a survey of Cherry Land Surveying dated December 9, 1998 and described as follows, to wit:

TRACT I: Beinnging an a pin in the center line of Old Charlotte Pike (a 33 foot right-of-way), said point being at the southwest corner of the herein described tract and being the common corner with the southeast corner of the tract conveyed to Edward H. Knox and wife, of record in Book 5018, page 85, Register's Office for Davidson County, Tennessee; thence from that point north 05 degrees 40 minutes 12 seconds west 362.16 feet to a point; thence north 88 degrees 53 minutes 26 seconds east 242.00 feet to an iron pin; thence south 05 degrees 17 minutes 17 seconds east 313.10 feet to a nail in the center line of Old Charlotte Pike; thence in a westwardly direction with the curve of Old of Old Charlotte Pike 241.00 feet to a pin in the center line of Old Charlotte Pike, being the point of beginning and containing 1.844 acres, more or less.

TRACT II: Beginning at a point at the northeast corner of Tract I described above (and being the southeast corner of the herein described tract); thence south 88 degrees 53 minutes 26 seconds west 340.50 feet to a point; thence north 11 degrees 41 minutes 28 seconds west 823.02 feet to a point; thence south 55 degrees 14 minutes 22 seconds east 381.27 feet to a point; thence south 05 degrees 29 minutes 40 seconds east 469.34 feet to a point; thence south 84 degrees 48 minutes 47 seconds east 134.42 feet to a point; thence south 08 degrees 24 minutes 24 seconds east 103.76 feet to a point, being the point of beginning and containing 4.186 acres, more or less.

TRACT III: Beginning at a point being the northeast corner of Tract II

CONTINUED

unimproved ( )
This is improved (X) property, known as 7764 Old Charlotte Pike, Nashville, Tennessee 37209
(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 my hand this 12th day of April 19 99

Terri Y. Ricketts

Terri Y. Ricketts

Randy Ricketts

Gladys Stevens

Gladys Stevens

Terri Ricketts Conservator

BY: Terri Ricketts, Conservator

LEGAL DESCRIPTION CONTINUATION

described above (and being the northwest corner of the herein described tract); thence south 61 degrees 39 minutes 44 seconds east 157.50 feet to a point; thence south 05 degrees 40 minutes 22 seconds east 234.62 feet to a point; thence north 85 dgress 35 minutes 00 seconds west 71.00 feet to a point; thence south 05 degrees 43 minutes 51 seconds east 171.00 feet to a point; thence north 84 degrees 48 minutes 47 seconds west 63.42 feet to a point; thence north 05 degrees 29 minutes 40 seconds west 469.34 feet to a point, being the point of beginning and containing 1.046 acres, more or less.

TRACT IV: Beginning at a point at the most southerly and eastern point of Tract III described above (and being the southwest corner of the herein described tract); thence north 05 degrees 43 minutes 51 seconds west 171.00 feet to a point; thence south 85 degrees 35 minutes 00 seconds east 71.00 feet to a point; thence south 05 degrees 40 minutes 21 seconds east 171.94 feet to a point; thence north 84 degrees 48 minutes 47 seconds 71.00 feet to a point, being the point of beginning, and containing 0.275 acres, more or less.

Being the same property vested in Terri Y. Ricketts by instruments of record in book 11273, page 38 and book 11379, page 237,. Register's Office for Davidson County, Tennessee, and a portion of which is vested in Gladys Stevens by instrument of record in Book 6889, page 713, said Register's Office. Pursuant to an order of the General Sessions Court for Wilson County, Tennessee, recorded simultaneously herewith, Terri Ricketts does act as Conservator for Gladys Stevens, her Ward.

Randy Ricketts, spouse of Terry Y. Ricketts joins in this conveyance to relinquish any and all marital interest in the property.

BOOK 11430 PG. 299

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 Terri Y. Ricketts and Randy Ricketts and Terri Ricketts as Conservator of Gladys Stevens, her Ward

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 Nashville, Tennessee, this 12th day of April.

Commission expires 5-5-99

Notary Public
J. LARGE

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

05733772

IDEN. # REFERENCE

99 APR 13 PM 2:53

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

2031 04/13 0101 02CHECK 477.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11430 PG. 300

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

05737772
IDENTIFICATION REFERENCE

99 APR 13 PM 2:53

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	125000.00
CON TX	462.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	477.50
CHECK	477.50

04/13/99 01 14:56 0001 2031

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451012