FILE BOX-9B
First Title & Escrow Company, Inc.
#16322

PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
BRENTWOOD, TN 37027

BOOK 11441 PG. 259

WARRANTY DEED

THIS INDENTURE is made and entered into this **19th** day of **April, 1999** between **Gregory A. Nelson and wife, Pamela K. Nelson** , GRANTOR, and **Jon E. Rickert, Jr., an unmarried man** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167 168 and 169 on the plan of O. B. Hayes Second Plan of Small Lots in Nashville, of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 404 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office. Buyer has right to use and occupy parking space 1N #11.

Being the same property conveyed to Gregory A. Nelson and wife, Pamela K. Nelson by deed from University Square Joint Venture of record in Book 7831, page 473, said Register's Office.

This conveyance is subject to the 1999 County property taxes, which have been prorated, Grantees to pay.

This conveyance is further subject to Master Deed and By-Laws and any declarations, covenants, conditions and restrictions of record in said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Gregory A. Nelson
Signature of Seller

Pamela K. Nelson
Signature of Seller

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

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gregory A. Nelson and wife, Pamela K. Nelson** , the within named bargainors, 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, at office, this **19th** day of **April, 1999.**

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:

Jon E. Rickert, Jr.
900 19th Avenue South #404
Nashville, TN 37212

Property Address:

900 19th Avenue South #404
Nashville, TN 37212

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires 7-27-2002

Person Responsible for Taxes:

SAME

99 APR 21 PM 1:52

REGISTER'S OFFICE DAVIDSON COUNTY, TN

05768819

MAP &
Parcel #: 92-16-B-39

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$142,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **19th** day of **April, 1999.**

Notary Public

My Commission Expires: 9/15/99

RETURN TO:

FIRST TITLE & ESCROW CO., INC.
2000 RICHARD JONES ROAD, #110
NASHVILLE, TN 37215

04/21 0101 03CHECK

536.40

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0576819

99 APR 21 PM 1:52

CAMT
142000.00
CON TX 525.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 536.40
CHECK 536.40

04/21/99 01 13:54 0001 5298

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475248