BOOK 11448 PG. 792 FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger W. Ricard	National Bank of Commerce	MAP 75-10
(NAME)	(NAME)	
8226 Luree Lane	7770 Poplar Avenue, Suite S-103	PARCEL 74
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Germantown, TN 38138	
(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, Gerald G. Maggart and wife, Melba J. Maggart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger W. Ricard, unmarried

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. 124, on the Plan of Hermitage Estates, of record in Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee.

SAID Lot No. 124 fronts 83.3 feet on the east side of Luree Lane and runs back 150 feet on the north line and 170 feet on the south line to a dead line in the rear measuring 74 feet thereon.

BEING the same property conveyed to Gerald G. Maggart and wife, Melba J. Maggart by deed from J. & G. Co., a Tennessee Corporation, of record in Book 3679, Page 99, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 8226 Luree Lane, Hermitage, TN 37076
(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 our hand S this 23rd day of April 19 99

Gerald G. Maggart

Gerald G. Maggart

Melba J. Maggart

Melba J. Maggart

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

BOOK 11448 PG. 793 FILE BOX 45

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 Gerald G. Maggart and wife, Melba J. Maggart

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 23rd day of April 19 99.

Commission expires March 29, 2003

Notary Public

LANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who and 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

057890

IDENTIFICATION & REFERENCE

99 APR 27 PM 1:01

BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

RECD 04/27/99 0101 03CHECK 377.30

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11448 PG. 794

05786960

IDENTIF. & REFERENCE

99 APR 27 PM 1:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	59000.00
CON TX	366.30
PRFEE	1.00
MTGFEE	8.00
CFEE	2.00
TOTAL	377.30
CHECK	377.30

04/27/99 01 13:03 0001 7616

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477542