Box 17

BOOK 11587 PG. 853

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF July 1999

Notary Public

MY COMMISSION EXPIRES: 1-22-2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan T. Ricks	same	MAP 172
(NAME)	(NAME)	
602 Ashley Court		PARCEL 45
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		6D54700
(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, Duiel Overton and wife, Sadie M. Overton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan T. Ricks and wife, Teresa R. Ricks

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:

Beginning at the northwest corner of the Overton property at an iron pin on the southern margin of Mt. Pisgah Road said iron pin being 12.5 feet from an iron pin in the center of Mt. Pisgah Road; thence South 4 deg. 30' West 474.5 feet to an iron pin; thence North 85 deg. West 139.5 feet to an iron pin; thence North 4 deg. East 469.9 feet to an iron pin on the southern margin of Mt. Pisgah Road; thence South 85 deg. East 146.0 feet to an iron pin at the beginning contianing 1.5 acres more or less.

Being the same property conveyed to Duiel Overton and wife, Sadie M. Overton by deed from R. E. Coursey of record in Book 4743, page 600, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and right-of-way for Mt. Pisgah Road.

Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

99 JUL 26 PM 2:
BILL GARNETT REGI
DAVIDSON COUNTY.

IDENTIF. ▲ REFERENCE
06158 43

unimproved (X)
This is improved ( ) property, known as _____
(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 21st day of July 1999

Duiel Overton

Sadie M. Overton

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 Duiel Overton and wife, Sadie M. Overton

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 21st day of July 1999.

Commission expires 5-27-01

Notary Public

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 _____ .

My commission expires _____

_____
Notary Public

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 11587 PG. 855

06158843
IDENTIF. ↑ REFERENCE

99 JUL 26 PM 2:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CO	$TEC0.00
CO TX	247.75
PRFEE	1.00
MISC	5.00
CFEE	2.00
TOTAL	260.75
CHECK	260.75

07/26 99 01 14:35 0001 0780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495258