This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

3558 08/09 0101 03CHECK 59.40

ADDRESS NEW OWNER:
Billie W. Rickles
104 Laural Hill Drive
Smyrna, Tennessee 37167

BOOK 11612 PAGE 1

SEND TAX BILL TO:
****New Owner****

MAP 071-11-0
GROUP
PARCEL 135

MORTGAGEE:

MAIL ENV.

09 AUG -9 PM 1:29
REGISTER
DAVIDSON COUNTY, TN.

RECEIVED & RECORDED
06219966

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lucy Louise Crutcher, a widow** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Billie W. Rickles**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 43 on the Plan of Trinity Heights as of record in Book 161, page 38, Register's Office for said County.

Said part of Lot No. 43 fronts 50 feet on the southerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Coy Ray Crutcher and wife, Lucy Louise Crutcher by deed from Dave Leaver, Jr. and wife, Betty Jean Leaver dated August 23, 1977, of record in Book 5209, page 165, Register's Office for Davidson County, Tennessee. The said Coy Ray Crutcher has since died.

Pat Keith executes this instrument of behalf of Lucy Louise Crutcher, by virtue of a Durable General Power of Attorney filed for record in Book _____, page _____, Register's Office for Davidson, Tennessee.

This is improved property known as 312 Marshall Street, Nashville, Tennessee 37207-5122.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1999, a lien not yet due and payable. Map 071-11-0, Parcel 135, and Field Book Number 12DA41755. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1999 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 161, page 38, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat; and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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, his heirs and assigns, forever; and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 6th day of August, 1999.

Lucy Louise Crutcher by Pat Keith atty in fact

Lucy Louise Crutcher, by Pat Keith, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the this 6th day of August, 1999, in Mt. Juliet, Tennessee, before me personally appeared Pat Keith to me known to be the person who executed the foregoing Warranty Deed on behalf of Lucy Louise Crutcher, for the purposes therein contained, and who acknowledged that she executed the same as the free act and deed of the said Lucy Louise Crutcher, signing her name as Attorney-In-Fact.

WITNESS my hand and official seal at office this 6th day of August, 1999.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $12,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of August, 1999.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11612 PAGE 4

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

06219660

IDENTIF. A REFERENCE

99 AUG -9 PM 1:29

REGISTER
DAVIDSON COUNTY, TN.

CAMT	12000.00
CON TX	44.40
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	59.40
CHECK	59.40

08/09/99 01 13:30 0001 3558

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501743