THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 13127A

MAP/GROUP/PARCEL:
061-06-0/053.00

NEW OWNER'S NAME AND ADDRESS:
STACY AND KRISTIE RICKARD
604 MAPLEWOOD LANE
NASHVILLE, TN 37216

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 11/08/02 14:35 2pgs
Fees:13.00 Taxes:286.38

20021108-0138333

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, DELORES Y. SPURLOCK, A MARRIED WOMAN, hereinafter called Grantors, do hereby transfer and convey unto STACY RICKARD and KRISTIE RICKARD, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN THE 11TH, FORMERLY 18TH CIVIL DISTRICT, OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF THE SUBDIVISION OF THE NORTHERLY PART OF MRS. LELA HAGAN'S 29.13 ACRE TRACT IN MAPLEWOOD, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY W.B. SOUTHGATE, SURVEYOR, OCTOBER 10, 1935, AS FOLLOWS:

BEGINNING IN THE CENTER OF MAPLEWOOD LANE AT A POINT 668.2 FEET WEST OF THE WESTERLY MARGIN OF HUTSON AVENUE, SAID POINT BEING THE CORNER OF LOT NOS. 4 AND 5; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTH 13 DEG. WEST 500 FEET; THENCE NORTH 87 DEG. WEST 100 FEET TO THE CORNER OF LOT NOS. 5 AND 6; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTH 13 DEG. EAST 500 FEET TO THE CENTER OF MAPLEWOOD LANE; THENCE WITH SAID LANE, SOUTH 87 DEG. EAST 100 FEET TO THE BEGINNING. [THIS IS THE SAME DESCRIPTION AS IN THE LAST INSTRUMENT OF CONVEYANCE.]

The subject property is commonly known as 604 MAPLEWOOD LANE, Nashville, TN 37216.

BEING the same property conveyed to Grantors herein by deed of record in Instrument No. 200003060022408, Register's Office for Davidson County, Tennessee.

Grantor nor any member of her immediate family have ever resided at the subject property, as homestead.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it,

and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Delores Y. Spurlock
DELORES Y. SPURLOCK

STATE OF TEXAS
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned authority, DELORES Y. SPURLOCK, A MARRIED WOMAN, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Leander, Texas, on this the 7th day of November, 2002.

Maureen Benton
NOTARY PUBLIC

MAUREEN BENTON
Notary Public, State of Texas
My Commission Expires
MAY 14, 2003

My Commission Expires:
May 14, 2003

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~SUMNER~~ Williamson

The actual consideration or value whichever is greater for this transfer is $77,400.00.

Delores Y. Spurlock
AFFIANT

Sworn to and subscribed before me, this the 7th day of November, 2002.

Maureen Benton
NOTARY PUBLIC

MAUREEN BENTON
Notary Public, State of Texas
My Commission Expires
MAY 14, 2003

My Commission Expires:
May 14, 2003