THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 02/19/03 12:49 2pgs
Fees:13.00 Taxes:296.00
20030219-0021696

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Frances L. Honeycutt, et al 107 Moss Trail Goodlettsville, TN 37072	Same as New Owner	Map 25-16 Parcel 23 Field Book GO 03795

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FRANCES LOUISE HONEYCUTT, an unmarried woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto FRANCES L. HONEYCUTT, a single woman, and JOHN A. RICKS, a single man, as joint tenants with survivorship obtaining, hereinafter referred to as the "GRANTEES", the heirs of the survivor or their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 42 on the Plan of Goodlettsville Heights, Section III, as of record in Book 1835, page 98, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 42 fronts 121 feet on the southerly side of Moss Trail Road and extends back between lines 276.8 feet on the easterly line and 310.8 feet on the westerly line, said line being a broken line, to a dead line in the rear, measuring 107.4 feet thereon.
>
> Being the same property conveyed to William E. Honeycutt and wife, Frances Louise Honeycutt, by deed from Margaret Lundy Capps, et al, of record in Book 2302, page 219, Register's Office for Davidson County, Tennessee. And, the said William E. Honeycutt died on April 24, 1983, at which time Frances Louise Honeycutt, as the surviving tenant by the entirety, became vested with ownership and title to the said property.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> The mailing address for the said property is 107 Moss Trail, Goodlettsville, TN 37072.

By this conveyance, the GRANTEES intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants in common -- that is, in the event of the death of either of them the survivor shall own and hold title to the said property in fee simple, without any right, claim or demand on the part of the decedent's estate.

Further, by their signatures hereto, the GRANTEES reserve for themselves and for each other a LIFE ESTATE in and to the real property, as hereinabove described, including the improvements thereon and the appurtenances thereto, for and during the lifetimes of FRANCES L. HONEYCUTT and/or JOHN A. RICKS.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT AN EXAMINATION OF THE TITLE .

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 the GRANTOR does covenant with the said GRANTEES, 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, except as follows:

1. 2003 State and County Taxes which are a lien, but not yet due and payable and which will be paid in full by the GRANTEE, John A. Ricks, when due.

And the 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Frances Louise Honeycutt
FRANCES LOUISE HONEYCUTT

"GRANTEES"

Frances L. Honeycutt
FRANCES L. HONEYCUTT

John A. Ricks
JOHN A. RICKS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCES LOUISE HONEYCUTT, a/k/a FRANCES L. HONEYCUTT, and JOHN A. RICKS, 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 the 14th day of February, 2003.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires August 20, 2005

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration, or value, whichever is greater, for this transfer is $80,000.00, which represents the value of the consideration for John A. Ricks.

John A. Ricks
Affiant

Sworn to and subscribed before me, this the 14th day of February, 2003.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires August 20, 2005