(1)

RECORD & RETURN TO:
FILE BOX 36 if Davidson County 19416

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/03 15:50 2pgs
Fees:13.00 Taxes:719.65

20030401-0042983

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $194,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF March 2003.

NOTARY PUBLIC

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19416SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Patrick H. Rickelton Erin C. Rickelton 4304 Scenic Drive Nashville, TN 37204	Franklin American Mortgage Co. 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	131-8-87

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stephen T. Church and Susan O. Church Trustees of the B2J Revocable Trust, dated December 12, 1990, as amended by Agreement dated November 30, 1999, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Patrick H. Rickelton and Erin C. Rickelton, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 49, on the Plan of Glendale Park, Section 1, as of record in Book 1130, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen T. Church and Susan O. Church, Trustees of the B2J Revocable Trust dated December 1990, as amended by Agreement dated November 30, 1999, of record as Instrument No. 20010912-0099626, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on the plan of record in Book 1130, page 45, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 4304 Scenic Drive, Nashville, TN 37204.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey

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it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 28th day of March, 2003.

Stephen T. Church and Susan O. Church Trustees of the B2J Revocable Trust, dated December 12, 1990, as amended by Agreement dated November 30, 1999

By: _____
Stephen T. Church, Trustee

By: _____
Susan O. Church, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Stephen T. Church and Susan O. Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustees (or other officer authorized to execute the instrument) of Stephen T. Church and Susan O. Church Trustees of the B2J Revocable Trust, dated December 12, 1990, as amended by Agreement dated November 30, 1999, the within named bargainor, a Trust, and that they as such Trustees executed the foregoing instrument for the purposes therein contained, be signing the names of the Trust by themselves as Trustees.

Witness my hand and official seal this 28th, day of March, 2003.

_____
NOTARY PUBLIC

My Commission Expires: _____

