Box:13
004264

Davidson County DEEDWARR
Recvd: 05/09/03 12:18 2pgs
Fees:13.00 Taxes:499.50
20030509-0062624

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $ 135,000.

Affiant

Subscribed and sworn before me this the 27th day of September, 2002.

My Commission Expires: 3/25/06

Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 1000
Lavergne, TN 37086

Address of New Owner	Improved Property known as:	Send Tax Bills to:
Bryan Ricketts 3268 East Lake Drive Nashville, Tennessee 37214	3268East Lake Drive Nashville, Tennessee 37214	RBC Mortgage Company 440 North Orleans Chicago, Il 60610

Map and Parcel Number: Map 108-12 Parcel 223

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

STEVEN W. HOLLIDAY AND WIFE, STEPHANIE J. HOLLIDAY

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

BRYAN RICKETTS, AN UNMARRIED MAN and Rosalyn Hill unmarried

as joint tenants with right of survivorship

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of loan together with all tenements, hereditaments and appurtenances thereto located in DAVIDSON County, Tennessee, more particularly described as follows:

Being Lot Number 68 ON THE plan of Section V, Trailwood of record in Book 6900, pages 477, 478, and 479, 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 Steven W. Holliday and Stephanie J. Caldwell, joint tenants with right of survivorship, by Warranty Deed from Yorktown Funding, Inc. of record in Book 11459, page 269, Register's Office for Davidson County, Tennessee. Said Stephanie J. Caldwell now being known as Stephanie J. Holliday.

Subject to all matters of record in Plat Book 6900, page 477, 478, and 479, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 8078, page 521, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 27th day of September, 2002.

STEVEN W. HOLLIDAY

STEPHANIE J. HOLLIDAY

State of Tennessee

County Davidson

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, Steven W. Holliday and Stephanie J. Holliday, with whom I an personally acquainted or who prove to me based upon satisfactory information and who acknowledged that she executed the within instrument for the purposes contained.

Witness my hand, this 27th day of September, 2002.

My commission Expires: 5/28/04

Beth Triplett

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

My Commission Expires MAY 28, 2006