WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/03 15:12 2pgs
Fees:13.00 Taxes:129.50
20030624-0086938

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:		SEND TAX BILLS TO:	
Name	**S & A Construction LLC**	Name	New Owner
Address	**P.O. Box 1361**	Address	
City/State/Zip	**Brentwood Tennessee 37024**	City/State/Zip	

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Jack W. Ricketts and Delores C. Ricketts, Husband and Wife as Joint Tenants** have this day bargained and sold, and do hereby transfer and convey unto **S & A Construction LLC, a Tennessee Limited Liability Company, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Lot No.'s 109 & 110 on the Plan of Cambridge Forest, Section 3, a Planned Unit Development, of record in Book 11700, Page 44, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Jack W. Ricketts and wife Delores C. Ricketts, by Warranty Deed from Double M Partners, of record in Instrument Number 20021223-0157939, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 149, Group 15A, Parcel 80 & Map 149, Group 15A, Parcel 79

This is unimproved property known as: 2637 & 2641 Welshcrest Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **18th** day of **June, 2003**.

Jack W. Ricketts

Delores C. Ricketts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Jack W. Ricketts and Delores C. Ricketts** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **18th** day of **June, 2003**.

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$35,000.00**

Affiant _____

Subscribed and sworn to before me, this the 18th day of June,2003

My commission expires June 18, 2005

_____
Notary Public - Register

