Return to:

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $184,000.00.

Affiant

Subscribed and sworn before me this the 28th of June, 2004

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires November 27, 2004

Davidson County DEEDWARR
Recvd: 06/29/04 10:00 2pgs
Fees:13.00 Taxes:680.80

20040629-0076873

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Vernell Fields	Union Planter's Bank, National Association	126-15-0A 192.00
8168 Settlers Way	P.O. Box 1785	
Nashville, TN 37221	Memphis, TN 38101-1785	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Todd A. Ricketts and wife, Patricia A. Ricketts, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Vernell Fields, an unmarried woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Section Four, Boone Trace at Biltmore of record in Book 9700, page 932, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Todd A. Ricketts and wife, Patricia A. Ricketts, by Deed from NVR, Inc. T/A Ryan Homes, a Virginia Corporation, dated December 22, 1999, of record as Instrument No. 20000104-0000901, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 8168 Settlers Way, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the of , .

Todd A. Ricketts

Patricia A. Ricketts by Todd A. Ricketts her attorney in fact.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Todd A. Ricketts and Patricia A. Ricketts, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this of , .

My commission expires:

Notary Public

