WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2010

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Faye R. Spond	Mortgage Investors Group	Parcel ID:
1018 Pleasant View Drive	8320 E. Walker Springs Lane	10816001200
Nashville, TN 37214	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jimmy D. Rickard and wife, Deborah V. Rickard

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Faye R. Spond, unmarried woman,
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 12A, of the Zone Lot Division of Lots Nos. 10, 11, 12, 14, 24, 26, and 34 of Section One, Percy Priest Woods, of record in Plat Book 5200, Page 652, amending Plat Book 5200, Page 472, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jimmy D. Rickard and wife, Deborah V. Rickard by deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 9134, Page 362, Register's Office for said County, dated October 28, 1993.

This conveyance is subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees, (2) Restrictive Covenants of record in Book 5984, page 865, Book 6020, page 270, Book 6093, page 392, Book 6097, page 11, and Book 6560, page 667, said Register's Office; and (3) All matters appearing on the plan of record in Plat Book 5200, page 652 and Plat Book 5200, page 472, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1018 Pleasant View Drive, Nashville, TN 37214

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 we do covenant with the said GRANTEES that we 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; 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 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 29th day of January, 2010.

Jimmy D. Rickard
Jimmy D. Rickard

Deborah V. Rickard
Deborah V. Rickard

BILL GARRETT, Davidson County
Trans:T20100006415 DEEDWARR
Recvd: 02/02/10 10:55 2 pgs
Fees:13.00 Taxes:332.63

20100202-0008252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy D. Rickard and Deborah V. Rickard, 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 and official seal this 29th day of January, 2010.

My Commission Expires: 11-22-10

Notary Public

