BOOK 4217 PAGE 6

WARRANTY DEED

This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woodward M. Ritter (NAME:)	Woodward M. Ritter (NAME:)	OH-2845
899 Curtiswood Lane (STREET ADDRESS OR ROUTE NUMBER)	899 Curtiswood Lane (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of EIGHTY-FIVE THOUSAND ($85,000.00) ---------- *DOLLARS*

of which $ 37,709.21 has been paid in cash by Woodward M. Ritter and wife, Dorothy Fay Ritter, and for the balance said Grantees have agreed to assume, and do hereby assume, the balance of that certain indebtedness, principal and interest, evidenced by an installment note of Gilbert M. Dorland which was in the original principal amount of $56,250.00, and which note is secured by a vendor's lien retained in the deed from Margarite C. Young to Gilbert M. Dorland, of record in Book 3530, page 360, Register's Office of Davidson County, Tennessee, we, Gilbert M. Dorland (who is the same party as G. M. Dorland) and wife, Lillian O. Dorland,

have bargained and sold, and by these presents do transfer and convey unto the said Woodward M. Ritter and wife, Dorothy Fay Ritter, 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. 1 on the plan of Dorland subdivision as of record in book 3842, page 8, Register's Office for said County, described together as follows:
Beginning on the northerly margin of Battery Lane at the corner of lot No. 1 Dorland subdivision and lot No. 2 of E. N. Kennon, Jr., subdivision; thence with the line between these two lots northerly 183.95 feet to the N.E. corner of lot No. 2, E. N. Kennon, Jr., subdivision; thence north 88° 10' west 38.0 feet to the S.E. corner of lot 2 Dorland subdivision; thence with the line between lots 1 and 2 north 2° 40' east 305.73 feet to the southerly margin of a 9 foot right-of-way for ingress and egress to lot 2; thence with the said right-of-way eastwardly 110.05 feet to a spike on the southerly margin of Curtiswood Lane; thence with said Lane, southeastwardly 99.7 feet to a monument; continuing with said Lane, south 89° 30' east 302.55 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, southeastwardly 32.10 feet to the westerly margin of the Franklin Pike; thence with said Pike, south 2° 28' west 442.1 feet to the beginning of a curve; thence around said curve

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 85,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of February 1968

My commission expires: February 16, 1969 (Affix Seal)

A. M. Tennison, Notary Public

with a radius of 20 feet, southwestwardly 30.83 feet to the northerly margin of Battery Lane; thence with said Lane westwardly 472.4 feet to the beginning, containing 5.74 acres, more or less.

Being the same real property conveyed to Gilbert M. Dorland by deed from Margarite C. Young, of record in book 3530, page 360, and part of the real property conveyed to G. M. Dorland and wife, Lillian O. Dorland, by deed from Willis M. Farris, Jr., and wife, Mary H. Farris, of record in book 2344, page 292, said Register's Office.

~~Unimproved~~ ( ) This is improved ( ) property, known as 899 Curtiswood Lane, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Woodward M. Ritter and wife, Dorothy Fay Ritter, their *heirs and assigns, forever.*

And we do covenant with the said Woodward M. Ritter and wife, Dorothy Fay Ritter, 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, except lien of 1968 taxes which have been prorated and are assumed by Grantees; the aforesaid vendor's lien of record in book 3530, page 360, securing indebtedness which is assumed by the Grantees; easement, setback lines and conditions of owners certificate shown on plan of record in book 3842, page 8, RODC; easement for water line right-of-way set out in instrument in book 460, page 164, RODC; and restrictive covenants of record in book 1512, page 141, RODC, Tennessee.

And Grantors do further covenant and bind themselves, their 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. Witness our hands this 29th day of February, 19 68, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gilbert M. Dorland

Lillian O. Dorland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named Gilbert M. Dorland and wife, Lillian O. Dorland,

the bargainor S, 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 Nashville, Tennessee, this 29th day of February, 19 68.

A. M. Tenison, Notary Public.

Commission Expires February 16, 1969

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires

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STATE TAX $ 22.00
PROBATE $ 82.50
TOTAL $ 82.50

MAR 6 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

85 000

WARRANTY DEED

FROM

GILBERT M. DORLAND AND WIFE,

TO

LILLIAN O. DORLAND

WOODWARD M. RITTER AND WIFE,

DOROTHY FAY RITTER

GUARANTY MORTGAGE CO. OF NASHVILLE

08146

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 6 9 20 AM '68

RECORDING FEE $ 1.00

DEP. REG. _____ D.C.

BOOK 3373