BOOK 4889 PAGE 394

WARRANTY DEED

mail to

This instrument prepared by
J. K. WOODARD, Attorney at law
223 MADISON ST.
MADISON, TENNESSEE 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank L. Ritter et ux	Fidelity Federal S. & L.	0H12140
(NAME)	(NAME)	
5066 Lakeview Drive	401 Union St.	145-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	Part 4
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of----------TEN AND NO /100---------

----------($10.00)----------*Dollars,*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of and agreement to pay by the grantees the balance owing on a note, dated August 5, 1971, in the original principal amount of $28,000.00 and secured by a Deed of Trust of record in Book 4527, page 323, Register's Office to reference is here made for a more complete description of said note,

We, Earl Thomas Chaney and wife Carol A. Chaney,

have this day bargained and sold, and do hereby transfer and convey unto the said

Frank L. Ritter and wife, Karen H. Ritter,

their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Lakeview Manor as of record in Book 2133, pages 39, 40 and 41, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 45 fronts 200 feet on the northeasterly side of Lakeview Drive and extends back 190.3 feet on the northwesterly line and 208.8 feet on the southeasterly line to a dead line in the rear which is a broken line, measuring a total of 276.69 feet thereon.

Being the same property conveyed to Earl Thomas Chaney and wife, Carol A. Chaney, by deed from Samuel McClung Kirk and wife, Lynn Tobin Kirk, of record in Book 4527, page 321, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 12th day of February 1975

Affiant X Frank L. Ritter

My commission expires: Nov. 12 1975 (Affix Seal)

Notary Public X J. K. Woodard

This is unimproved ( ) improved (X) property, known as 5066 Lakeview Drive, Nashville, Tennessee 37220 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Grantees

their *(successors),*

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.* , except as noted above.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees

their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 12th *day of* Feb. *, 19*75*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Earl Thomas Chaney
EARL THOMAS CHANEY

X Carol A Chaney
CAROL A. CHANEY

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Earl Thomas Chaney and wife, Carol A. Chaney,

the within named 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 Madison, Tennessee
this 12 *day of* Feb, *19*75

Commission expires Nov. 12, 1975

J. K. Ritter, Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

FEB 13 75 CONV 50,000.00
FEB 13 75 S'TAX A* 130.00
FEB 13 75 PR'FEE A* .50
FEB 13 75 W'DEED A* 4.00 * 134.50

WARRANTY DEED

FROM
Earl Thomas Chaney et ux

TO
Frank L. Ritter et ux

C 8 7 5 7 7

T
IDENTIF. REFERENCE

FEB 13 1 16 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115