WARRANTY DEED

BOOK 4968 PAGE 820

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas L. Ritter, et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 132-10
4409 Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 39
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and good and valuable consideration of the first mortgage in the amount of Seventy-Nine Thousand, Six Hundred and Fifty-Two Dollars and Eighty Cents, ($79,652.80).

We, DAVID P. BRIGGS, and wife, JUDY BRIGGS,

have this day bargained and sold, and do hereby transfer and convey unto the said THOMAS L. RITTER, and wife, CHARLOTTE C. RITTER, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Land in the seventh, formerly eleventh, Civil District of Davidson County, Tennessee, being Lot No. 1 on the plat of the A.P. Rose Subdivision described according to a survey made by Norris W. Hickerson, Surveyor, October 21, 1954, and recorded in Book 3106, page 77, Register's Office for said County, as follows:

Beginning at a concrete monument in the westerly margin of Franklin Road at the southeast corner of the property conveyed to Mrs. Anna Cole Weaver by deed from John Early Jackson, et al, of record in Book 1133, page 188, Register's Office for said County, and proceeding in a southerly direction along the westerly margin of Franklin Road 322 feet to a point thence North 82° 08' West 548.5 feet to a concrete monument; thence north 19° 45' east 433 feet to a concrete monument in the southerly margin of the Weaver property; thence South 55° East 109.9 feet to a concrete monument; thence continuing with a curve having a radius of 520 feet to the left 297.2 feet to a concrete monument; thence South 87° 35' East 46.6 feet to the beginning, containing 3.94 acres, more or less.

Being the same property conveyed to David P. Briggs by warranty deed from Albert P. Rose of record in Book 4727, page 701, R.O.D.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $155,000.00

Subscribed and sworn to before me, this the 31 day of Oct, 1975

Affiant

My commission expires: 12-12-76 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 4409 Franklin Road (House Number) (Street) Nashville, Tennessee (P. O. Address: City or Town & State)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Thomas L. Ritter, and wife, Charlotte C. Ritter, 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.*

further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas L. Ritter, and wife, Charlotte C. Ritter, *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 31st *day of* October, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DAVID P. BRIGGS

JUDY BRIGGS

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Unknown, a Notary Public in and for said County and State, David P. Briggs and wife, Judy Briggs

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 Nashville, Tennessee this 31st day of October, 1975

Commission expires 12-12-76

Notary Public

PRICE NIMMO NOTARY PUBLIC 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.....

NOV-6'75	CONV	90,000.00			
NOV-6'75	CONV	65,000.00			
NOV-6'75	S'TAX		A*	403.00	
NOV-6'75	PR'FEE		A*	.50	
NOV-6'75	W'DEED		A*	4.00	* 407.50

WARRANTY DEED

FROM
David P. Briggs, et ux

TO
Thomas L. Ritter, and wife
Charlotte C. Ritter

This instrument prepared by:
Mail

R. PRICE NIMMO
Attorney at Law
308 Cavalier Building
95 White Bridge Road
Nashville, Tennessee 37205

D23317

IDENTIF. REFERENCE

Nov 6 9 59 AM '75

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

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238