WARRANTY DEED

BOOK 5136 PAGE 719

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,000.00

Barbara B. Wiggett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 1977

Notary Public

MY COMMISSION EXPIRES: 1-13-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber and Robinson, Attys. 107 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel C. Riter (NAME)	Realty Mortgage, Inc. (NAME)	4D-31956
210 Bonnalynn Drive (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Blvd. N.E. #8 (STREET ADDRESS)	74-12
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	145

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, Kenneth L. Baxter and wife, Clara L. Baxter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel C. Riter

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. 234 on the Plan of Section II, Revised, Hermitage Hills, as of record in Book 2900, page 112, Register's Office for said County.

Said lot fronts 85 feet on the south side of Bonnalynn Drive and runs back 184.5 feet on the east line and 185 feet on the west line to a broken line in the rear on which it measures 86 feet.

Being the same property conveyed to Kenneth L. Baxter and wife, Clara L. Baxter by deed from John M. Degnan and wife, Margaret G. Degnan, as of record in Book 3937, page 401, said Register's Office.

Restrictions of record in Book 3096, page 5 said Register's Office.

Public utility easement and building lines, of record in Book 2900, page 112, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 210 Bonnalynn Drive, Hermitage, Tn 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 hand S this 14th day of November, 1977

Kenneth L. Baxter

Clara L Baxter

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth L. Baxter and wife, Clara L. Baxter

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 9th day of November A.D., 1976

Commission Expires 11/20/78

John M. Gantt, Notary Public.

STATE OF
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that {he / they} as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

D 9 9 0 2 0

[illegible] REFERENCE

APR 14 2 55 PM '77

REGISTER

APR 15 77	CONV	34000.00			
APR 15 77	S'TAX		B*	88.40	
APR 15 77	PR'TEE		B*	.50	
APR 15 77	DEED		B*	4.00	* 92.90

WARRANTY DEED

FROM
Kenneth L. Baxter, et ux

TO
DANIEL C. RITER

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York

218 Fortune Building 1

Nashville, Tenn. 37217