STATE OF TENNESSEE } BOOK 5433 PAGE 111
COUNTY OF Davidson }

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

40,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY 19 79

Notary Public

MY COMMISSION EXPIRES: 11-6-82

THIS INSTRUMENT WAS PREPARED BY

LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen H. Ritchie (NAME)	McNeill Mortgage and Inv.Co.,Inc (NAME)	96-10
2904 Dunmore Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 11227 (STREET ADDRESS)	209
Nashville, Tn 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38111 (CITY) (STATE) (ZIP)	3DZ 59366

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, John T. Yates and wife Jacqueline R. Yates

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen H. Ritchie and wife Mary H. Ritchie

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. 38 on the Plan of Twin-Lawn Subdivision, of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 78.7 feet on the northerly margin of Dunmore Drive and extends back 164 feet on the westerly line and 180.3 feet on the easterly line to a dead line in the rear which measures 75 feet thereon.

Being the same property conveyed to John T. Yates and wife, Jacqueline R. Yates by deed from Beverly (Jean Felts) Griffin, of record in Book 4812, page 549, Register's Office for Davidson County, Tennessee.

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

This is improved (XX) unimproved ( ) property, known as 2904 Dunmore Dr. (House Number) (Street) Nashville, Tn 37214 (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 8TH day of MAY, 19 79

John T. Yates

John T. Yates

Jacqueline R. Yates

Jacqueline R. Yates

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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, the within named John T. Yates and wife Jacqueline R. Yates

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 8TH day of MAY 1979

Commission expires 11-6-79

Shirley L. Jackson
Notary Public

STATE OF TENNESSEE

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 purposes 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

WARRANTY DEED

FROM
John T. Yates

TO
Stephen H. Ritchie

F. 28425

RUSH

IDENTIF. REFERENCE

MAY 9 1 45 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201

1586 05/09 109.80- CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5433 PAGE 113

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		40500.00-	CO	
		105.30	CO TX	
		.50	PRFEE	
		4.00	WDEED	
			CHECK	109.80-
1586A05/09/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 2 8 4 2 5

T
IDENTIF. REFERENCE

MAY 9 1 45 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 682761