This instrument was prepared by Marion W. Santry, Mail, Attorney at Law, 3815 Cleghorn Avenue, Nashville, Tennessee, 37215.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas L. Ritter etux Charlotte C.	MR./MRS T. L. RITTER	Map 116-8-F
(NAME) 149 Prospect Road	(NAME) 4409 FRANKLIN Rd.	Parcel 149
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205	(STREET ADDRESS) NASHVILLE 37204 TN.	7DA-74929
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of TEN AND 00/100----------

----------($10.00)----------*Dollars,*

cash in hand paid by the said Grantees, hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Estes-Taylor Company, a Tennessee Corporation, hereinafter called Grantor, has ~~this~~ *this day bargained and sold, and do* es *hereby transfer and convey unto the said* Thomas L. Ritter and wife, Charlotte C. Ritter, hereinafter called Grantees, their

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

Land in Davidson County, Tennessee, being Lot No. 149 on the Revised Plan of Sugartree, Phase III, of record in Book 5050, page 68, Register's Office for said County, as amended in Book 5191, page 412, said Register's Office, to which plan reference is here made for a more complete description, together with appurtenant interest in the common and limited common areas as shown on said plan and as set out in the declaration of covenants, conditions and restrictions applicable to Sugartree Phase III.

----------Being the same property conveyed to Estes-Taylor Company, a Tennessee Corporation by deed from Richard D. Bird, Trustee with full power, of record in Book 5338, page 555, Register's Office for Davidson County, Tennessee.

----------This conveyance is made subject to Declaration of covenants, conditions and restrictions of record in Book 4857, page 157, as amended in Book 4874, page 463; in Book 4911, page 356, in Book 4996, page 126; in Book 5003, page 688; in Book 5087, page 220; and in Book 5152, page 401; Setback line, easements and other such limitations as shown on the Plan of record in Book 5050, page 68; as amended with regard to floor areas and lot coverages in Book 5191, page 412, said Register's Office; Easements for a 20-foot wide sewer line granted to Metropolitan Government of record in Book 5185, page 684, and in Book 5387, pages 829 and 844; said Register's Office.

----------As part of the consideration herein, Grantees agree to be bound by the terms and conditions of the Declaration of covenants, conditions and restrictions as set out above including, but not limited to, the payment of assessments.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,750.00

Subscribed and sworn to before me, this the 24th day of May 19 79

Affiant

My commission expires: Dec 26, 1979 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as ..... (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.* It *covenants that* it is *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 stated above and for 1979 Taxes which have been prorated.

It *further covenants and binds* itself, its successors ~~and assigns~~ *and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ~~successors~~ (HEIRS), *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 24th *day of* May, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ATTEST: Patricia A. Tucker

Estes-Taylor Company

By: J. Frank Estes

J. Frank Estes, President

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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 ..... *Tennessee, this*.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...the undersigned....., *a Notary Public of the State and County aforesaid, personally appeared* J. Frank Estes and Patricia A. Tucker ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* President and Secretary ..... *of the* Estes-Taylor Company ....., *the within named bargainor, a corporation, and that* t *he was such* President and Secretary ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves President and Secretary .....

Witness my hand and seal, at office in Nashville, Tennessee ..... *this* 24th *day of* May, *19*79.

Commission expires January 18, 1982 Darlene D. Jackson *Notary Public*

6363 06/01 107.72- CHECK

WARRANTY DEED

FROM

Estes-Taylor Company, a Tennessee Corporation

TO

Thomas L. Ritter etux

Charlotte C. Ritter

F-32165

IDENTIF. REFERENCE

Jun 1 9 46 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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

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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

39750.00- CO
103.22 CO TX
.50 PRFEE
4.00 WDEED
CHECK 107.72-
6363A06/01/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 32165

T
IDENTIF. REFERENCE

JUN 1 9 46 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 687383