THIS INSTRUMENT PREPARED BY: LANCASTER & KENNEDY, ATTORNEYS
SUITE 100, 4207 LEBANON ROAD, HERMITAGE, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard V. Rykwalder, et ux (NAME)	The Kissell Company (NAME)	Map 75-8
632 Atlanta Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	Parcel 83
Hermitage, TN 37076 (CITY) (STATE) (ZIP CODE)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP CODE)	4D65310

WARRANTY DEED

BOOK 5578 PAGE 687

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS,

the receipt of which is hereby acknowledged by the Grantors, and other good and valuable considerations, including the assumption by the Grantees of the balance of the indebtedness secured by a Deed of Trust of record in Book 4669, Page 7, Register's Office for Davidson County, Tennessee, we, WILLIAM N. DODDS, JR. and wife, RITA P. DODDS, the GRANTORS herein,

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD V. RYKWALDER and wife, CHERYL A. RYKWALDER,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 372 on the Plan of Tulip Grove Subdivision, Section 6, of record in Book 4460, Page 19, Register's Office, Davidson County, Tennessee.

SAID Lot No. 372 fronts 90 feet on the westerly margin of Atlanta Drive, and runs back 168.20 feet on the south sideline, and 170 feet on the north sideline, and measures 97.80 feet across the rear lot line.

BEING the same property conveyed to William N. Dodds, Jr. and wife, Rita P. Dodds by deed from Charles Wayne Allen and wife, Linda Ruth Allen of record in Book 4845, Page 140, Register's Office for Davidson County, Tennessee.

The parties to this conveyance hereby agree to the following terms, which are binding between the parties, but are not covenants running with the land: (1) All curtains, draperies, and rods to remain in the premises except for the draperies in two bedrooms that match bedspreads; (2) Heating, air-conditioning, plumbing, hotwater heater, and all appliances to be in good working order at the time the Grantees take possession of the premises; and (3) The Grantors' escrow deposit is to be transferred to the Grantees at no additional cost with any shortage to be paid by the Grantors.

unimproved ( )
This is improved (X) property, known as 632 Atlanta Drive (House Number) (Street)
Hermitage, Tennessee 37076 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 14th day of March, 19 80.

William N. Dodds
WILLIAM N. DODDS, JR.

Rita P. Dodds
RITA P. DODDS

BOOK 5578 PAGE 688

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 William N. Dodds, Jr. and wife, Rita P. Dodds

the bargainors, 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 Hermitage, Tennessee this 14th day of March, 1980.

My commission expires 11-12-80 Notary Public Kay Cooper

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 64,917.05 This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard V. Rykwalder

Sworn to and subscribed before me this 14th day of March, 1980.

My commission expires 11-12-80. Notary Public Kay Cooper

This instrument was prepared by:

LANCASTER & KENNEDY, ATTORNEYS, SUITE 100, 4207 LEBANON ROAD, HERMITAGE, TENNESSEE 37076

Name Address

7980 03/14 175.24- CHECK
WARRANTY DEED

FROM WILLIAM N. DODDS, JR. and wife, RITA P. DODDS

TO RICHARD V. RYKWALDER and wife, CHERYL A. RYKWALDER

F-80658

RUSH

IDENTIF. REFERENCE

MAR 14 1 28 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5578 PAGE 689

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

64917.05- CO
166.74 CO TX
.50 PRFEE
6.00 WDEED
CHECK 175.24-
7980403/14/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 80658

IDENTIF. REFERENCE

MAR 14 1 28 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 747097