File No. 4

This Instrument Prepared By:
Thompson and Crawford
14th Floor
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5680 PAGE 734

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel P. Rich	Same	132-14 Parcel 61
4610 Churchwood Drive		
Nashville, Tennessee 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, PHILIP H. TRITSCHLER, acting individually and as attorney-in-fact for and in behalf of Alice Tritschler McNamee, Ann Lucille Tritschler, Thomas H. Tritschler, Audrey Tritschler Bittle, Edward T. Tritschler, Charles Matthew Tritschler, Jr., Janet Tritschler, Robert Tritschler and Alice Tritschler ("Grantors"), have this day bargained and sold, and do hereby transfer and convey unto DANIEL P. RICH and wife, SCHARLOTTE A. RICH ("Grantees"), certain real estate in Davidson County, Tennessee, as follows:

Lots Nos. 91 and 92 on the Plan of Oak Hill Valley Subdivision, of record in Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee, described together as follows:

Said Lots Nos. 91 and 92 adjoin and front together 241.64 feet on the easterly margin of Churchwood Drive and extend back 530.07 feet on the northerly line and 480.89 feet on the southerly line, to a dead line in the rear measuring 108.20 feet thereon.

Being the same property conveyed to Harrison T. Tritschler and wife, Alice Dance Tritschler, by deed from John Will Marshall and wife, Jessie M. Marshall, of record in Book 2093, page 279, Register's Office for Davidson County, Tennessee, the said Alice Dance Tritschler having died July 24, 1971 and the said Harrison T. Tritschler having died November 4, 1979.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantees, their heirs and assigns, forever.

AND Grantors do hereby covenant with Grantees that they are lawfully seized and possessed of the aforesaid real estate in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except for (1) restrictions of record in Book 1788, page 186 and Book 1809, page 539, Register's Office for Davidson County, Tennessee, (2) easements and setback lines shown on the plat of record in Book 1835,

pages 15 and 16, said Register's Office, and (3) applicable zoning and building laws.

AND Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming under them.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 17th day of November, 1980.

Alice Tritschler McNamee by Philip H. Tritschler atty in fact
ALICE TRITSCHLER McNAMEE, by PHILIP H. TRITSCHLER, attorney-in-fact

Philip H. Tritschler
PHILIP H. TRITSCHLER

Ann Lucille Tritschler by Philip H. Tritschler atty in fact
ANN LUCILLE TRITSCHLER, by PHILIP H. TRITSCHLER, attorney-in-fact

Thomas H. Tritschler by Philip H. Tritschler atty in fact.
THOMAS H. TRITSCHLER, by PHILIP H. TRITSCHLER, attorney-in-fact

E. Jean Tritschler Bittle by Philip H. Tritschler atty in fact
AUDREY TRITSCHLER BITTLE, by PHILIP H. TRITSCHLER, attorney-in-fact *

Edward T. Tritschler by Philip H. Tritschler atty in fact
EDWARD T. TRITSCHLER, by PHILIP H. TRITSCHLER, attorney-in-fact

Charles Matthew Tritschler Jr. by Philip H. Tritschler atty in fact.
CHARLES MATTHEW TRITSCHLER, JR., by PHILIP H. TRITSCHLER, attorney-in-fact

Janet Vickers by Philip H. Tritschler atty in fact
JANET TRITSCHLER, by PHILIP H. TRITSCHLER, attorney-in-fact **

Robert H. Tritschler by Philip H. Tritschler atty in fact
ROBERT TRITSCHLER, by PHILIP H. TRITSCHLER, attorney-in-fact

Alice Tritschler by Philip H. Tritschler attorney in fact.
ALICE TRITSCHLER, by PHILIP H. TRITSCHLER, attorney-in-fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

AFFIANT

Subscribed and sworn to before me, this 17th day of November, 1980.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires Oct. 15, 1983

* Audrey Tritschler Bittle and E. Jean Tritschler Bittle are one and the same persons.

** Janet Tritschler and Janet Vickers are one and the same persons.

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 Philip H. Tritschler, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of November, 1980.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires Oct. 15, 1983

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 17th day of November, 1980, before me personally appeared Philip H. Tritschler, to me known to be the person who executed the foregoing instrument in behalf of Alice Tritschler McNamee, Ann Lucille Tritschler, Thomas H. Tritschler, Audrey Tritschler Bittle, Edward T. Tritschler, Charles Matthew Tritschler, Jr., Janet Tritschler, Robert Tritschler and Alice Tritschler and acknowledged that he executed the same as the free act and deed of the aforesaid persons.

NOTARY PUBLIC

My Commission Expires:

[illegible]

61837.8

IDENTIFICATION REFERENCE

Nov 20 10 41 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

95000 .50- CO
247.00 CO TX
.50 PRFEE
9.00 MDE. D
CHECK 256.50-
5652A11/20/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G183788

TOTAL REFERENCE

Nov 20 10 41 AM '80

REGISTER

No. 793070