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BOOK 5686 PAGE 63

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY File

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Johnathan S. Ritter	SAME	132-10;56
(NAME)	(NAME)	
9054 Wilshire Blvd	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Beverly Hills CA 90212		
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, I, Dorothy Fay Ritter, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnathan S. Ritter

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Dorland Subdivision as of record in Book 3842, page 8, Register's Office for said County, described as follows:

Beginning on the northerly margin of Battery Lane at the corner of Lot No. 1 Dorland Subdivision and Lot No. 2 of E. N. Kennon, Jr., Subdivision; thence with the line between these two Lots northerly 183.95 feet to the N.E. corner of Lot No. 2, E. N. Kennon, Jr., Subdivision; thence north 88° 10' west 38.0 feet to the S.E. corner of Lot 2 Dorland Subdivision; thence with the line between Lots 1 and 2 north 2° 40' east 305.73 feet to the southerly margin of a 9 foot right of way for ingress and egress to Lot 2; thence with the said right of way eastwardly 110.05 feet to a spike on the southerly margin of Curtiswood Lane; thence with said Lane, southeastwardly 99.7 feet to a monument; continuing with said Lane, south 89° 30' east 302.55 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, southeastwardly 32.10 feet to the westerly margin of the Franklin Pike; thence with said Pike, south 2° 28' west 442.1 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, southwestwardly 30.83 feet to the northerly margin of Battery Lane; thence with said Lane westwardly 472.4 feet to the beginning, containing 5.74 acres, more or less.

Being the same property conveyed to Woodward M. Ritter and wife, Dorothy Fay Ritter, by deed from Gilbert M. Dorland (who is the same party as G. M. Dorland) and wife, Lillian O. Dorland, of record in Book 4217, page 6, Register's Office for said County, the said Woodward M. Ritter having since died.

The above property is conveyed subject to the following:

1. Restrictive covenants of record in Book 1512, page 141, said Register's Office.
2. Right of way for water line, of record in Book 460, page 164, said Register's Office.
3. The Plan of record in Book 3842, page 8, said Register's Office.

unimproved ( )
This is improved (XX)property, known as 899 Curtiswood Lane, Nashville, Tennessee 37204
(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, successors, assigns 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 my hand this 26th day of November, 19 80

Dorothy Fay Ritter

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 Dorothy Fay Ritter the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 day of Nov., 19 80

Commission Expires: 1-5-81

Barbara E Hannon
Notary Public

STATE OF _____)

COUNTY OF _____)

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 _____ day of _____, 19 ___

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM

Dorothy Fay Ritter, an unmarried person

TO

Johnathan S. Ritter

G 2.0.2.2 9

IDENTIF. REFERENCE

Dec 4 11 28 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $325,000.00

Johnathan S. Ritter

Subscribed and sworn to before me this 26 day of Nov, 1980

My Commission Expires: 1-5-81

Barbara E Hannon
Notary Public

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

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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
			325000.00-	CO
			845.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	851.50-
8103A12/04/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

Dec 4 11 28 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 795445