3831 [illegible] CHECK

BOOK 5763 PAGE 39

FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$47,856.31 X Robert D. Alexander Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 19 81

Grace M. Floyd
Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert D. & Debra H. Alexander (NAME)	McNeill Mortgage & Investment Co. (NAME)	96-10-209
2904 Dunmore Drive (STREET ADDRESS OR ROUTE NUMBER)	Box 11169, 54 So. Prescott (STREET ADDRESS)	3DZ-59366
Nashville, Tn. 37214 (CITY) (STATE) (P O ZIP)	Memphis, Tennessee 38111 (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, Stephen H. Ritchie and wife, Mary H. Ritchie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert D. Alexander, Jr. and wife, Debra H. Alexander

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, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Stephen H. Ritchie and wife, Mary H. Ritchie by deed from John T. Yates and wife, Jacqueline R. Yates of record in Book 5433, page 111, Register's Office for Davidson County, Tennessee.

GRANTEES hereby assume and agree to pay the mortgage payable to McNeill Mortgage & Investment Company of record in Book 5433, page 114, said Register's Office. Escrow account and insurance to be transferred to Grantees.

THIS instrument is executed on behalf of Stephen H. Ritchie and Mary H. Ritchie by Terry F. Christison as their Attorney in Fact pursuant to a Power of Attorney which is being placed of record currently herewith.

THIS conveyance subject to Restrictive Covenants of record in Book 2338, page 511 and such easements and setback lines of record in Book 2331, page 9, said Register's Office.

This is unimproved ( ) improved (XX) property known as 2904 Dunmore Drive (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 26th day of June, 19 81

Stephen H. Ritchie
by Terry F. Christison

Mary H. Ritchie
by Terry F. Christison

STATE OF TENNESSEE
Davidson County

BOOK 5763 PAGE 40

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Stephen H. Ritchie and Mary H. Ritchie~~

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 26th day of June 19 81

Commission expires 4/21/85

Notary Public

STATE OF TENNESSEE
Davidson County

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
Stephen H. Ritchie and wife,
Mary H. Ritchie

TO
Robert D. Alexander and wife,
Debra H. Alexander

G 48385

IDENTIF. REFERENCE

JUN 29 10 19 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville tennessee 37217

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 Terry F. Christison with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Stephen H. Ritchie and wife, Mary H. Ritchie as their Attorney in Fact as the free act and deed of the within named Stephen H. Ritchie and Mary H. Ritchie. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of June 1981.

My Commission expires: 4/21/85

Notary Public

STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5763 PAGE 41

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
			476[illegible].31- CO	
			124.84 CO TX	
			.[illegible] PRFEE	
			[illegible].50 MISC	
			CHECK	131.04-
			[illegible] CASH	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4.8.3 8 5

IDENTIF. REFERENCE T

JUN 29 10 19 AM '8

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 829848