8205 07/23 212.94- CHECK

BOOK 5773 PAGE 550

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,440.67

Dewain Ritchason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 1981

Notary Public

MY COMMISSION EXPIRES: 1-26-85

STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE, 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dewain Ritchason (NAME)	Security Federal Savings & Loan Assoc. (NAME)	Map 75
Rt.2,Tulip Grove Road (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road (STREET ADDRESS)	Parcel 92
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	4D 06442

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, DON H. THOMPSON and wife KAY O. THOMPSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEWAIN RITCHASON, unmarried

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 Land in the Fourth Civil District of Davidson County, Tennessee, a part of the L.W. Neal Property listed on Chandler Road, and described according to a survey by Stephen A. Draper, Surveyor, dated March 12, 1966.

BEGINNING at a point in the Center line of Tulip Grove Road, the easterly line of the property conveyed to L.W. Neal and wife Lettie West Neal by deed from Lester H. West and wife, Emma West, of record in Book 3104, Page 621, Register's Office for said County, and running thence S 40° W 285 feet with said easterly line to a iron pin; thence N 50° W 500 feet to an iron pin; thence N 40° E 285 feet to an iron pin in the aforesaid easterly line of the property conveyed to L. W. Neal and wife Lettie West Neal, said pin being located in said line, northwest 21 feet of the northwesterly margin of an old corner in said Tulip Grove Road; thence S 50° E along said easterly line and the center line of Tulip Grove Road, and continuing in all 500 feet to the point of beginning.

BEING the same property conveyed to Don H. Thompson and wife, Kay O. Thompson, by deed of record in Book 5417, Page 391, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5220, Page 172, of the Register's Office for Davidson County, Tennessee, to Security Federal Savings and Loan Assoc.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantee.

THIS conveyance is subject to any and all existing easements and/or restrictions of recor

This is improved XXX unimproved ( ) property, known as Route 2, Tulip Grove Road, Hermitage, Tennessee 37076
(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 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 14th day of July, 1981

Don H. Thompson
DON H. THOMPSON

Kay O. Thompson
KAY O. THOMPSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5773 PAGE 551

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don H. Thompson and wife Kay O. Thompson

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 Nashville, Tennessee, this 14th day of July 19 81.

Commission expires 1-21-85

Notary Public

STATE OF TENNESSEE }

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

G51877

WARRANTY DEED

FROM Don H. Thompson

TO Dewain Ritchason

IDENTIF. REFERENCE

JUL 23 10 07 AM '81

FELIX Z. GIBSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5773 PAGE 552

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
			79440.67- CO	
			206.44 CO TX	
			.50 PRFEE	
			0.00 WDEED	
			CHECK 212.94-	
8205A	07/23/81		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 1.8 7.7.

IDENTIF. REFERENCE

JUL 23 10 07 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 834056