MAP 132-10, PARCEL 39,OH-02825

This Instrument Prepared By:
Alexander, Hartzog, Harris & Silva
Attorneys at Law
Court Square
Franklin, Tennessee 37064

BOOK 5796 PAGE 562

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, THOMAS L. RITTER and wife, CHARLOTTE C. RITTER, have bargained and sold and by these presents do transfer and convey unto DONALD R. ABERCROMBIE and wife, SUSAN ABERCROMBIE, their heirs and assigns forever, the following described property, to wit:

> Land in the Seventh, formerly Eleventh, Civil District of Davidson County, Tennessee, being Lot No. 1 on the plat of the A. P. Rose Subdivision described according to a survey made by Norris W. Hickerson, Surveyor, October 21, 1954 and recorded in Book 3106, Page 77, Register's Office for said County, as follows:
>
> Beginning at a concrete monument in the westerly margin of Franklin Road at the southeast corner of the property conveyed to Mrs. Anna Cole Weaver by deed from John Early Jackson, et al., of record in Book 1133, page 188, Register's Office for said County, and proceeding in a southerly direction along the westerly margin of Franklin Road 322 feet to a point, thence North 82 deg. 08' West 548.5 feet to a concrete monument; thence north 19 deg. 45' east 433 feet to a concrete monument in the southerly margin of the Weaver property; thence South 55 deg. East 109.9 feet to a concrete monument; thence continuing with a curve having a radius of 520 feet to the left 297.2 feet to a concrete monument; thence south 87 deg. 35' East 46.6 feet to the beginning, containing 3.94 acres, more or less.
>
> Being the same property conveyed to Thomas L. Ritter and wife, Charlotte C. Ritter, by Warranty Deed from David P. Briggs and wife, Judy Briggs, of record in Book 4968, Page 820, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, forever.

AND WE DO COVENANT with the said Grantees, their heirs and

assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Subject to 1981 Metro taxes which are a lien against the property but which are not yet due and payable.

2. The Plan of A. P. Rose Subdivision of record in Book 3106, Page 77, said Register's Office, shows an owner's certificate; a 265-foot minimum building setback line from Franklin Road; and a 10-foot public utility easement along the northerly line.

3. Easement for water line from Franklin Pike across Lots Nos. 11, 10 and part of 9 for the benefit of Lot No. 9 as set out in Book 1264, Page 302, said Register's Office.

4. All visible easements lying on and across the property.

5. Applicable zoning ordinances and building regulations.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 16 day of September, 1981.

Thomas L. Ritter

Charlotte C. Ritter

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Donna Elaine Lewis a Notary Public in and for said County and State, the within named Thomas L. Ritter and wife, Charlotte C. Ritter, 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, on this the 16 day of September, 1981.

Donna Elaine Lewis
Notary Public

My Commission expires:

1-18-82.

STATE OF TENNESSEE

COUNTY OF Davidson

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of Four Hundred Fifty-five Thousand ($455,000) Dollars.

Affiant

Sworn to and subscribed before me on this the 16 day of September, 1981.

Donna Elaine Lewis
Notary Public

My Commission expires:

1-18-82.

SEND TAX BILLS TO:

Mr. and Mrs. Donald R. Abercrombie
4409 Franklin Road
Nashville, Tennessee 37204

G60580

IDENTIF. REFERENCE

SEP 21 8 22 AM '81

FEE $ 2.00 RECORDED
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
			455000.00- CO	
			1183.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 1192.50-	
			B859A09/21/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

660580

IDENTIF. REFERENCE

SEP 21 8 22 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 844319