This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5828 PAGE 740

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas L. Ritter	SAME	132-10-30
(NAME)	(NAME)	
875 Curtiswood Lane		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Thomas L. Ritter and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Andrew B. Benedict, Jr. and wife, Sarah Bryan Benedict

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas L. Ritter

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1, 2, 3, 4 and 5 on the Plan of Curtiswood Estates II, as of record in Book 5200, page 371, said Register's Office, described according to survey of Turner Engineering Company, as follows:

Beginning at a P.K. nail in the centerline of Curtiswood Lane, said P.K. nail being south of and along said centerline from the point of intersection of Curtiswood Lane and the right-of-way of Curtiswood Circle a distance of 249 feet, more or less, and proceeding as follows: with the centerline of Curtiswood Lane south 18 deg. 00' east, a distance of 88.11 feet to a P.K. nail; thence continuing with said centerline and with a curve to the left having a radius of 693.63 feet, a distance of 305.82 feet to a P.K. nail; thence leaving the centerline of Curtiswood Lane and with the westerly line of the Lotochinski property south 31 deg. 47' 47" west, a distance of 765.74 feet to an iron pin, said line passing through an iron pin at a distance of 25.84 feet and being in the proposed westerly right-of-way of Curtiswood Lane; thence leaving the Lotochinski property south 89 deg. 26' 15" west, a distance of 26.5 feet to an iron pin; thence north 73 deg. 23' 48" west, a distance of 158.74 feet to an existing iron pin; thence with the easterly line of Curtiswood Estates as recorded in Book 2331, page 40, Register's Office for said County north 1 deg. 43' 38" east, a distance of 984.41 feet to an existing iron pin; thence continuing with said Curtiswood Estates south 84 deg. 50' 56" east a distance of 372.13 feet to the point of beginning, said line passing through an existing concrete monument at a distance of 149.79 feet and a railroad spike in the proposed westerly right-of-way of Curtiswood Lane at a distance of 345.28 feet, containing according to said survey, 9.177 acres, more or less.

Being the same property conveyed to Andrew B. Benedict, Jr. and wife, Sarah Bryan Benedict by deed from Anne S. Benedict, of record in Book 1492, page 345, Register's Office for said County.

This conveyance is subject to a clearance permit granted to Southern Bell Telephone and Telegraph Company by Andrew B. Benedict et ux, of record in Book 2499, page 306, Register's Office for said County; and the plan of record in Book 5200, page 371, Register's Office for said County, which shows an Owner's Certificate, various setback lines and public utility and drainage easements, gas lines, water lines and right of way dedication for Curtiswood Lane and an extension of Curtiswood Circle.

12/31/85 0112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 350,000.00

Subscribed and sworn to before me, this the 7th day of December 19 81

Affiant Doris Moran, Agent

My commission expires: 4/2/84 (Affix Seal)

Notary Public Mary Evans

unimproved ( )
This is improved (X) property, known as 875 Curtiswood Lane, Nashville, Tennessee 37204
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 2nd *day of* December, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Andrew B. Benedict, Jr.

Sarah Bryan Benedict

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, George W. Pickens, a Notary Public in and for said County and State, the within named Andrew B. Benedict, Jr. and wife, Sarah Bryan Benedict

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 2nd day of December, 1981.

George W. Pickens, Notary Public.

Commission Expires 10-15-83

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

240129

GEO. [illegible]
406 [illegible]
Nashville, Tennessee 37201

WARRANTY DEED

FROM

Andrew B, Benedict, Jr. et ux.

TO

Thomas L. Ritter

G. 71370

IDENTIF. REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
Dec 9 9 20 AM '80

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Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

RECEIVED OF _____

FOR _____

BOOK 5828 PAGE 744

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
			350000.00-	CO
			910.00	CO TX
			.50	PRFEE
			12.00	MODEED
			CHECK	920.50-
211612/09/81			BAL.	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.71370

IDENTIF. REFERENCE

DEC 9 9 20 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 857071