MAP 132-10, PARCEL 30-0H-06290

This Instrument Prepared By:
Hartzog, Harris & Silva
Attorneys at Law
Heritage Federal Building
Franklin, Tennessee 37064

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, I, THOMAS L. RITTER, have bargained and sold and by these presents do transfer and convey unto ESTES-TAYLOR COMPANY, INC., its successors and assigns forever, the following described property, to wit:

> Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 3 on the plan of Curtiswood Estates II, as of record in Book 5200, Page 371, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a full and complete description of said lot as if copied verbatim herein.
>
> Being a portion of the property conveyed to Thomas L. Ritter by deed from Andrew B. Benedict, Jr., et ux., of record in Book 5828, Page 740, Register's Office for ~~Williamson~~ 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 Grantee, its successors and assigns forever.

AND I DO COVENANT with the said Grantee, its successors and assigns, that I am lawfully seized and possessed of said property, that I 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. 1982 taxes are a lien against the property, but are not yet due and payable.

2. Clearance Permit granted to Southern Bell Telephone and Telegraph Company by Andrew B. Benedict and wife, Sarah Bryan Benedict, of record in Book 2499, Page 306, Register's Office for Davidson County, Tennessee.

3. Plat of Curtiswood Estates II of record in Book 5200, Page 371, said Register's Office, indicates the following: (1) Owner's Certificate; (2) 75 ft. minimum building setback line from Curtiswood Circle; (3) 10 ft. public utility and drainage easement along the northerly and westerly boundary lines; (4) a 15 ft. public utility and drainage easement along the easterly boundary line; (5) rear yard and side yard setback requirements as stated thereon.

4. Restrictive covenants contained in deed of record in Book 5850, page 952, said Register's Office.

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

6. Applicable zoning ordinances and building regulations.

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

CHARLOTTE C. RITTER, the wife of the Grantor, joins in this transfer for the purpose of relinquishing to the Grantee, its successors and assigns, any right, title or interest she may have in the above described real estate by virtue of her marriage to the Grantor.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 12th day of March, 1982.

Thomas L. Ritter

Charlotte C. Ritter

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Royce Ann Bode, 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 12th day of March 1982.

Royce Ann Brooks
Notary Public

My Commission expires:
My Commission Expires Jan. 20, 1985

STATE OF TENNESSEE

COUNTY OF Davidson

I certify that the actual consideration or value, whichever is greater, for this transfer, is the sum of Fifty Thousand ($50,000) Dollars.

Affiant

Sworn to and subscribed before me on this the 12th day of March, 1982.

Royce Ann Brooks
Notary Public

My Commission expires:
My Commission Expires Jan. 20, 1985

SEND TAX BILLS TO" New Owner

Estes Taylor Company, Inc.
2304 Crestmoore Dr.
Nashville, TN. 37215

IDENTIF. REFERENCE

MAR 16 4 09 PM '82
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

G 8.3481

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5862 PAGE 456

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
			50000.00- CO	
			130.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	139.50-
7287	A03/16/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8348 1

IDENTIF. REFERENCE

MAR 16 4 09 PM '82

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

No. 871628