FORM NO. WD-1

BOOK 5893 PAGE 627

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42000.00

Norman A. Ritchie
Affiant

SUBSCRIBED, AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June 19 82

Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. Dyke Tatum, Attorney, Suite 200, Realtors Bldg., 306 Gay St., Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norman A. Ritchie (NAME)	Dobson & Johnson, Inc. (NAME)	133-16-123
295 Penfield Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Suite 1800 (STREET ADDRESS)	5DU 10608
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (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, RUTH M. HALL and husband, LAWRENCE E. HALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NORMAN A. RITCHIE and wife, BETTY RITCHIE

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:

LAND in Davidson County, Tennessee, being Lot No. 86 on the plan of Kenilworth Estates, Section Two, of record in Book 2900, page 126, Register's Office for said County.

SAID Lot No. 86 fronts 70 feet on the southerly margin of Penfield Drive and extends back between parallel lines 137 feet to a dead line.

BEING the same property conveyed to Ruth M. Hall by deed from William Griggs, Jr., and wife, Betty Gail Griggs of record in Book 5513, page 321, 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 first mortgage Deed of Trust to Dobson & Johnson, Inc., of record in Book 4934, page 99, re-recorded in Book 4966, page 641, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This conveyance is made subject to restrictive covenants of record in Book 3159, page 308, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (X) property, known as 295 Penfield Drive, Nashville, Tennessee 37211
(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 1st day of June, 1982

Ruth M. Hall
Ruth M. Hall

Lawrence E. Hall
Lawrence E. Hall

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RUTH M. HALL and husband, LAWRENCE E. HALL

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 1st day of June 19 82

Commission expires 1-19-86

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

RUTH M. HALL ET VIR

TO

NORMAN A. RITCHIE ET UX

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

G 94028

IDENTIF. REFERENCE

JUN 3 11 46 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5893 PAGE 629

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

42000.00- CO
105.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 115.70-
0625A06/03/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 4 0 2 8

IDENTIF. REFERENCE

JUN 3 11 46 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 884450