OFFICIAL RECEIPT

5929 [illegible]

H 2 1 9 2 8

IDENTIF. REFERENCE

DEC 17 9 43 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE BOOK 5978 PAGE 765
COUNTY OF DAVIDSON

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

$82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 1982.

Notary Public

MY COMMISSION EXPIRES: April 27, 1983

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
Danny Sheehan etux	Security Federal Savings & Loan	Map 75, [illegible]
(NAME)	(NAME)	
Rt 2, Box 852, Tulip	4235 Hillsboro Road	Parcel 92
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Grove Road		
Hermitage, TN 37076	Nashville, TN 37215	4D-06442
(CITY) (STATE) (P. O. ZIP)	(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, Dewain Ritchason and wife, Beth Ritchason

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny Sheehan and wife, Debra Sheehan

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 4th 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 17, 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, said Register's office, and running thence S 40° W 285 feet with said easterly line to an 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 Dewain Ritchason, unmarried, by deed from Don H. Thompson and wife, Kay O. Thompson, of record in Book 5773, page 550, said Register's Office.

BETH RITCHASON, Wife of the Grantor, joins in this conveyance for the purpose of relinquishing any and all interest she may have in the above-described property by reason of marital status.

IT IS understood and agreed that prt of the consideration of the transfer of this property is the assumption of a Deed of Trust of record in Book 5220, page 172, said Register's Office, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees herein.

unimproved ( )
This is improved (X) property, known as Rt. 2, Box 852, Tulip Grove Road, Hermitage, TN 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 16th day of December, 19 82

DEWAIN RITCHASON: Dewain Ritchason

BETH RITCHASON: Beth Ritchason

OFFICIAL RECEIPT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5978 PAGE 766

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dewain Ritchason and wife, Beth Ritchason

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 16th day of December, 19 82.

Commission expires April 17, 1983

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

WARRANTY DEED

FROM

DEWAIN RITCHASON

TO

DANNY SHEEHAN AND WIFE,

DEBRA SHEEHAN

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

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

BOOK 5978 PAGE 767

RECEIVED OF _____

FOR _____

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

82000.00- CO
213.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 219.70-
5923A12/17/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 21 9 2 8

IDENTIF. REFERENCE

Dec 17 9 43 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 916184