MAP 132-10, PARCEL 25

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, JR. have bargained and sold and by these presents does transfer and convey unto WILLIAM C. BROWN and wife, CAROLYN G. BROWN, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 5 on the Plan of Curtiswood Estate II as of record in Book 5200, page 371, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Thomas L. Ritter by deed from Andrew B. Benedict, Jr., and wife, Sarah Bryan Benedict, of record in Book 5828, page 740, said Register's Office.

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 I DO COVENANT with the said Grantees, their heirs 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. Taxes for 1983, a lien, but not yet due and payable.
2. Restrictive covenants contained in an instrument of record in Book 5850, page 952, Register's Office for Davidson County, Tennessee.
3. Setback lines, easements and limitations as shown in Book 5200, page 371, said Register's office.

1072 05/31 $40.00

4. Clearance permit to Southern Bell Telephone and Telegraph Company in Book 2499, page 306, said Register's Office.

5. Conveyance of water mains to Metropolitan Government of record in Book 5947, page 508, said Register's Office.

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

7. Applicable zoning ordinances and building regulations.

AND I 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 THOMAS L. RITTER, joins in this transfer for the purpose of divesting to the Grantees any right, title or interest she may have in said real estate by virtue of her marriage to the said THOMAS L. RITTER.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 20th day of May, 1983.

Thomas L. Ritter
THOMAS L. RITTER, ~~JR.~~

Charlotte C. Ritter
CHARLOTTE C. RITTER

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Nancy M. Pitner, a Notary Public in and for said County and State, the within named THOMAS L. RITTER, JR., and 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 Franklin, Tennessee, on this the 20TH day of May, 1983.

Nancy M. Pitner
Notary Public

My Commission Expires:

July 21, 1984

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of Two Hundred Forty-Two Thousand Five Hundred ($242,500.00) Dollars.

Affiant

Sworn to and subscribed before me on this the 25th day of May, 1983.

Nancy M. Pitner
Notary Public

My Commission Expires:

July 21, 1984

SEND TAX STATEMENTS TO:

William C. Brown
875 Curtiswood
Nashville TN 37204

H 5 0 7 6 0

IDENTIF. REFERENCE

MAY 31 9 03 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6065 PAGE 698

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
			242500.00- CO	
			630.50 CO TX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK 640.00-	
			1072A05/31/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H507.60

IDENTIF. REFERENCE

MAY 31 9 03 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 952446