FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 1984.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 1, 1987

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Langford, Switzer & King, 2200 Hillsboro Rd., Suite 400, Nashville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter & Helma C. Ritter	Walter & Helma C. Ritter	92-2-3 48
(NAME)	(NAME)	
423 Union St.	423 Union St.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37201	Nashville, TN 37201	
(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~~, I, William H. Freeman, Trustee under the will of R. L. Freeman for Freeman Family Trust,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter H. Ritter and wife, Helma C. Ritter

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. 6 on the Plan of John Nichol's Subdivision of part of Lot No. 76 of the Original Town of Nashville, as of record in Minute Book "K", page 250, County Court for said County, described as follows:

BEGINNING on the southerly martin of Union Street, at the northwest corner of the property conveyed to H. H. Campbell, by deed from A. C. Ferriss and wife, of record in Book 1148, page 273, Register's Office for said County; thence with Campbell's westerly line, southwardly 100 feet to a point in the northerly margin of an alley, being Campbell's southwest corner; thence with the northerly margin of said alley, westwardly 21 feet to the easterly margin of another alley; thence with the easterly margin of the last mentioned alley, northwardly 100 feet to the southerly margin of Union Street; then with the southerly margin of Union Street, eastwardly 21 feet to the beginning.

BEING the same property conveyed to R. L. Freeman, Trustee, with full powers, by deed from Commerce Union Bank, Executor under the will of James G. Blakemore, deceased, of record in Book 4676, page 938, Register's Office for Davidson County, Tennessee, said R. L. Freeman being deceased and said William H. Freeman being appointed Trustee over the trust created under the will of said R. L. Freeman, which trust contains the heretofore described property.

THIS conveyance is made subject to existing leases, and all existing leases and future rentals are hereby assigned to the Grantees herein.

03/26 773.50 CHECK

This is unimproved ( ) improved (XX) property, known as 423 Union Street (House Number) (Street) Nashville, TN 37201 (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 my hand this 22nd day of March, 19 84

William H. Freeman, Trustee

William H. Freeman, Trustee under the will of R. L. Freeman for Freeman Family Trust

3186

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Madine M. Gentry, a Notary Public in and for said County and State, the within named William H. Freeman, Trustee under the will of R. L. Freeman for Freeman Family Trust,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March 1984

My Commission Expires Nov. 1, 1987
Commission expires

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

William H. Freeman, Trustee under the will of R. L. Freeman for Freeman Family Trust

TO

Walter H. Ritter and wife, Helma C. Ritter

IDENTIF. REFERENCE

T.

MAR 26 3 14 PM '84

FELIX A. ROBINSON II REGISTER
DAVIDSON COUNTY, TN

11352

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

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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
			295000.00- CAMT.	
			767.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	773.50-
			3186A03/26/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 1 3 5 2

T. IDENTIF. REFERENCE

MAR 26 3 14 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 23109