FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000

Andrew S. Edgar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 1985

Charles C. Burridge
Notary Public

MY COMMISSION EXPIRES: 10 Feb 86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Charles C. Burridge, 501 Union St., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew & Jerilyn Edgar (NAME)	First Investment Co. (NAME)	84-145-248
1001 Balmoral Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 749-43216 (STREET ADDRESS)	OH 11668
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43216 (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, Henry Ritter, Jr. and wife Ann Lance Ritter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew S. Edgar and wife Jerilyn G. Edgar

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 part of Tract 1 on the Plan of Lealand Manor, Fifth Addition, Block "B", not of record, as shown on survey made by M.F. Himes, Surveyor, dated August 11, 1953, and being Lot No. 6 on the plan of the J.L. Perry Subdivision of said Block, as of record in Book 2133, page 126 Register's Office for said County.

Being the same property conveyed to Ruth A. Ritter and Henry Ritter by a deed of record in book 2906, page 126, and divested out of Ruth Ritter and vested into Henry Ritter by an order of the Circuit Court of Davidson County docket No. 61267, and as reflected in Register's Office for said County.

This conveyance is subject to a Deed of Trust of record in Book 5738, page 407 which the grantees herein assume and agree to pay. The escrow account associated with said mortgage shall be transferred to the grantees.

This is unimproved ( ) improved (X) property, known as 1001 Balmoral Drive, Nashville, TN 37220
(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 31st day of MAY, 1985

Henry Ritter Jr. — Ann Lance Ritter

Henry Ritter, Jr. — Ann Lance Ritter

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Charles C. Burridge, a Notary Public in and for said County and State, the within named Henry Ritter, Jr. and Ann Lance Ritter

the bargainor, 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 31ST day of MAY 19 85

Commission expires 10-19-86

Charles C Burridge
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

J 0 9 2 4 5

IDENTIF. REFERENCE

JUN 3 8 09 AM '85

FELIX A. JOHNSON REGISTER
DAVIDSON COUNTY, TN

RECEIVED

WARRANTY DEED

FROM

Henry Ritter, Jr. Et ux

TO

Andrew S. Edgar, Et ux

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

276000.00- CAMT.
715.00 CSTAX.
.50 PRFEE
6.00 WDEED
CHECK 721.50-
3476A06/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 9 2 4 5

IDENTIF. REFERENCE

JUN 3 8 09 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140016