WARRANTY DEED BOOK 6615 PAGE 676

FROM: LAVERNE D. MILEY and wife, LORENE L. MILEY

TO: NORMAN A. RITCHIE

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.
NORMAN A. RITCHIE	Norman A. Ritchie	MAP 120-1
1212 VULTEE BLVD.	505 Owendale Drive	PARCEL 95
NASHVILLE, TN 37217	Antioch, TN 37013	FIELD BOOK NO.
		2DA57510

THIS INSTRUMENT PREPARED BY: BARRETT B. SUTTON, JR., White & Reasor
3305 West End Avenue, Nashville, Tennessee 37203

Mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $39,000.00.

Laverne D. Miley
AFFIANT

Subscribed and sworn to before me, this 25th day of July, 1985.

Dora Davis
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-18-87

FOR AND IN CONSIDERATION OF the sum of Thirty-Nine Thousand and No/100 ($39,000.00) Dollars, the receipt of which is hereby acknowledged, Laverne D. Miley and wife, Lorene L. Miley, being hereinafter jointly and severally referred to herein as "Grantors", have this day bargained and sold, and do hereby transfer and convey unto Norman A. Ritchie, hereinafter called "Grantee", his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 263 on the Map of Miro Meadows, as of record in Book 1424, Pages 94 and 95, Register's Office for said County.

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T
IDENTIF. REFERENCE

JUL 26 11 48 AM '85

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TN

SAID Lot No. 263 fronts 84 feet on the northerly side of Vultee Boulevard and runs back between lines 172.2 feet on the East line and 164.2 feet on the West line to a dead line in the rear on which it measures 65 feet.

BEING the same property conveyed to LaVerne D. Miley and wife, Lorene L. Miley, by deed of record in Book 5483, Page 777, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1212 Vultee Boulevard, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1985, which have been prorated and assumed by the Grantee;

2. Restrictive covenants as shown of record in Book 1710, Page 183, Register's Office for Davidson County, Tennessee;

3. The Plan of record in Book 1424, Pages 94 and 95, said Register's Office; and,

4. Letter Agreement of record in Book 6602, Page 197, said Register's Office.

Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the parties have executed this instrument on this the 25th day of July, 1985.

GRANTORS

LaVerne D. Miley

LAVERNE D. MILEY and wife,

Lorene L. Miley

LORENE L. MILEY

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STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, Dana Davis, a Notary Public in and for said County and State, LAVERNE D. MILEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 1985.

Dana Davis
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-18-87

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, Dana Davis, a Notary Public in and for said County and State, LORENE L. MILEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 1985.

Dana Davis
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-18-87

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6615 PAGE 679

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

39[illegible]- [illegible]
101.[illegible] [illegible]
.50 [illegible]
5.[illegible] [illegible]
[illegible] 113.[illegible]-
1765A07/26/85 [illegible] .[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 3 9 3 9

IDENTIF. REFERENCE

JUL 26 11 48 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 157871