DM 77

FORM NO. WD-1

BOOK 6653 PAGE 10

STATE OF TENNESSEE, }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 19 85

Notary Public

MY COMMISSION EXPIRES: ~~My Commission Expires March 8, 1989~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

N. Eddie Montgomery, 215 Centerview Drive, Suite 150, Brentwood, TN 37027

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marie L. Hixon (NAME)	AmSouth Mortgage Company, Inc. (NAME)	162-09
5600 Country Drive, #314 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	85
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	5DU-56134

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, Ronald B. Rittiner and wife, Elizabeth Robin Rittiner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marie L. Hixon

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:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows:

Unit No. 314, Building No. 5, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 3, of record in Book 5200, page 131, Register's Office, Davidson County, Tennessee, to which Plan reference is here.

Being the same property conveyed to Ronald B. Rittiner and wife, Elizabeth Robin Rittiner by deed from Norman Robinson of record in Book 6167, Page 526, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 4918, page 116, as amended in Book 4958, page 346 said Register's Office.

This is ( ) unimproved (X) improved property, known as 5600 Country Drive, #314, Nashville, TN 37211
(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 26th day of August, 19 85

Ronald B. Rittiner by Elizabeth Robin Rittiner atty in fact
Ronald B. Rittiner

Elizabeth Robin Rittiner
Elizabeth Robin Rittiner

STATE OF TENNESSEE
Davidson County
Williamson

BOOK 6653 PAGE 11

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Robin Rittiner

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of August 1985

Commission expires My Commission Expires March 8, 1989

Notary Public

STATE OF TENNESSEE
Davidson County

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Robin Rittiner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of Ronald B. Rittiner as his Attorney in Fact as the free act and deed of the within named Elizabeth Robin Rittiner.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of August, 1985.

My Commission Expires:

3-8-89

Notary Public

WARRANTY DEED

FROM

Ronald B. Rittiner

Elizabeth Robin Rittiner

TO

Marie L. Hixon

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
SUITE 140 - 7003 CHADWICK DR.
BRENTWOOD, TN 37072

3 5 5 5 7

IDENTIFICATION REFERENCE

SEP 11 11 34 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 5653 PAGE 12

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
			54000.00- CA'NT.	
			140.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 146.90-	
5850A	09/11/85		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3555.

IDENTIFICATION REFERENCE

Sep 11 11 34 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171607