THIS INSTRUMENT PREPARED BY: STEWART & BLACK, ATTORNEYS
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. Ritchey et ux, and Lora B. Martin (NAME:)	Mortgage Trust Company (NAME:)	Map 123-74 and Map 123-79
1865 Bakers Grove Road (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Rd., Suite100 (STREET ADDRESS)	
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37215 (CITY) (ZONE) (STATE)	4D-200992 ~~4D-20991~~

For and in Consideration of the sum of ----------Ten and No/100----------
----------($10.00)---------- *DOLLARS*

cash in hand paid and other good and valuable considerations; receipt of which are hereby acknowledged, we

BOOK 6666 PAGE 34

STEPHEN K. FELTS ET UX, SUSAN S. FELTS, hereinafter referred to as Grantors,

39652

IDENTIFICATION REFERENCE

SEP 26 2 52 PM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

.....have bargained and sold, and by these presents do transfer and convey unto the said Thomas M. Ritchey et ux, Susan S. Ritchey an equal undivided ½ interest and Lora B. Martin an equal undivided ½ interest as joint tenants with right of survivorship ~~heirs and assigns a certain tract or parcel of~~ hereinafter referred to as Grantees, heirs and assigns, a tract or parcel of *land in*...Davidson.....*County, State of Tennessee, described as follows, to-wit:*

Land in the Fourth (4th) Civil District of Davidson County, Tennessee, described according to a survey made by Gary R. Cummings, Surveyor, May 14, 1968, as follows:

Beginning on the southerly margin of Baker's Road ,said point being the northeast corner of the J. S. Wright property; thence with said Wright's eastern boundary line, South 03° 49' West 614.1 feet to said Wright's southeast margin; thence with Wright's southern boundary line North 87° 29' West 827.5 feet; thence South 2° 21' West 791.4 feet; thence South 87° 16' East 821.8 feet; thence North 3° 53' East 327.6 feet; thence South 83° 08' East 269.7 feet; thence North 12° 23' East 449 feet; thence North 5° 56' East 106.3 feet; thence North 79° 50' West 203.1 feet; thence North 4° 08' East 315.9 feet; thence North 25° 34' East 176.4 feet to the southerly margin of Baker's Road; thence with the same northwesterly 255.95 feet to the beginning, containing 21 acres, more or less.

Included in the above description is a 3.24 acre tract of land described as follows:

Land lying and being in the 4th Civil District of Davidson County, Tennessee, and partly described according to an unrecorded survey made by Gary R. Cummings, Surveyor, May 14, 1968, as follows:
Beginning at a point in the southern boundary line of Wright's, said point being the northwest corner of the property conveyed to Bartholomew F. McCarthy and wife, Jane G. McCarthy, by deed from James Edward Eakes and wife, Cliffordean Eakes, of record in Book 4238, page 773, Register's Office for Davidson County, Tennessee; thence South 2° 21' West 215.5 feet to a point; thence South 87° 43' East 676.5 feet to a point; thence North 8° 05' West 215.0 feet to a point in Wright's southern boundary line; thence North 87° 29' West 637.5 feet to the point of beginning, and containing 3.24 acres, more or less.

STATE OF TENNESSEE COUNTY OF DAVIDSON	The actual consideration or value whichever is greater, for this transfer is $ 200,000.00
Subscribed and sworn to before me, this the 10th day of September, 19 85	Affiant
My commission expires: 4-14-87 (Affix Seal)	Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
LARGE

Together with a 50 foot strip of land which shall be used a a right of way for the above described property. The said 50 foot strip of land lies immediately east of the westerly boundary line and immediately south of the northerly boundary line where said boundary line leads from said property along the southerly boundary line of J. S. Wright. The said northerly boundary line being 190.5 feet in length and the westerly boundary line which leads to Baker's Grove Road being 614.1 feet in length.

The purposes of this right of way easement is to give access to the owner of the 3.24 acre parcel to Baker's Grove Road.

Being the same property conveyed to Stephen K. Felts et ux, Susan S. Felts by deed from Bartholomew F. McCarthy et ux, Jane G. McCarthy of record in Book 4825, page 750, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1865 Baker's Grove Road, Hermitage, Tn
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee's, their *heirs and assigns, forever.*

And we *do covenant with the said* Grantees, their *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.*

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.*

Witness our hands *this* 10th *day of* September, *19* 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STEPHEN K. FELTS

SUSAN S. FELTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State, the within named* STEPHEN K. FELTS ET UX, SUSAN S. FELTS

the bargainor S *, 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 ..... *, Tennessee, this* 10TH *day of* September *, 19* 85 ...

..... *Notary Public.*

Commission Expires 1-19-87 .

STATE OF .....
COUNTY OF .....

Personally appeared before me, ... *, a Notary Public in and for said County and State, the within named* .....

the bargainor ..... *, with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *, this* ..... *day of* ..... *, 19* .....

..... *, Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ... *, a Notary Public of the State and County aforesaid, personally appeared* ..... *, with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *, the within named bargainor, a corporation, and that* ..... *he as such* ..... *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* ..... .

Witness my hand and seal, at office in ..... *, this* ..... *day of* ..... *, 19* .....

.....
Notary Public

Commission Expires .....

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6666 PAGE 37

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -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

200000.00- CONT.
520.00 COTAX
.50 PROBF
9.00 WDED
CHECK 529.50-
0762A09/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 9 6 5 2

IDENTIFICATION REFERENCE

SEP 26 2 52 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 176378