| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Frank Ritter et ux | Same as new owner | 24W-9230 |
| (NAME) | (NAME) | |
| 2115 Ashwood Avenue | | 104-15-220 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37212 | | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

**WARRANTY DEED** BOOK 6710 PAGE 361

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

Cash in hand paid by the Grantee(s) herein and other good and valuable considerations, the receipt of which is hereby acknowledged,

Elizabeth Ann Richards and Husband, Robert Farr Heuer,

have bargained and sold, and by these presents do transfer and convey unto the said Frank Ritter and wife, Joan Anderson

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Lot No. 19 on the Plan of H. P. Jacob's Subdivision of the W. M. Manley Tract called "Hillsboro Place", as of record in Book 547, page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 60 feet on the south margin of Ashwood Avenue (formerly West Ashwood Avenue) and extends back between parallel lines, 125 feet to a line.

Being the same property conveyed to Elizabeth Ann Richards and Husband, Robert Farr Heuer as tenants by the entirety which estate was created by that certain Quit Claim Deed of record in Book 5905, page 597, and being the same property conveyed to Elizabeth Ann Richards by Installment Deed from Barbara Haggard Chilton and Husband, Robert H. Chilton, Jr., of record in Book 5702, page 337, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 2115 Ashwood Avenue (House Number) (Street)
Nashville, Tennessee (City or Town) 37212 (Zip Code)
(P. O. Address)

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.

Whenever 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 hands this 15th day of November, 19 85.

Elizabeth Ann Richards — Elizabeth Ann Richards

Robert Farr Heuer — Robert Farr Heuer

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6710 PAGE 362

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Elizabeth Ann Richards and Husband, Robert Farr Heuer

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 19 85.

My commission expires 1-18-87 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 86,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Frank Ritter

Sworn to and subscribed before me
this 15th day of November, 19 85.

My commission expires 1-18-87 Notary Public

This instrument was prepared by:
Devereaux Cannon, Jr., Atty. 344 4th Avenue North, Nashville, Tennessee 37219
Name Address

RUSH

WARRANTY DEED

FROM

TO

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX Z. MILLER REGISTER
DAVIDSON COUNTY, TN
NOV 15 1 53 PM '85

IDENTIFICATION REFERENCE

5 3 3 9 1

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6710 PAGE 363

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

860[illegible].00- CASH
223.60 CSTAX
.50 PRFEE
6.00 MOR
CHECK 230.10-
7171A11/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53391

IDENTIFICATION REFERENCE

Nov 15 1 53 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192367