FILE BOX G

BOOK 6797 PG 509

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Jan H. Cronin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 1986.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jan H. Cronin etux (NAME)	SAME (NAME)	MAP 145-12
5066 Lakeview Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 4
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# OH-12140

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, Frank L. Ritter and Karen H. Ritter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jan H. Cronin and wife, Susan P. Cronin

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 Lot No. 45 on the plan of Lakeview Manor, of record in Book 2133, pages 39, 40 & 41, Register's Office for said County.

SAID Lot No. 45 fronts 200 feet on the northeasterly margin of Lakeview Drive and extends back 208.8 feet on the southeasterly line to a broken line in the rear, measuring 276.69 feet thereon.

BEING the same property conveyed to Frank L. Ritter and wife, Karen H. Ritter by deed from Earl Thomas Chaney and wife, Carol A. Chaney of record in Book 4889, page 394, said Register's Office. Frank L. Ritter and Karen H. Ritter have since been divorced by final decree of the Third Circuit Court for Davidson County, Tennessee, Docket #82D-4070, and now hold title to said property as tenants in common.

THIS conveyance is made subject to (a) property taxes for 1986 for which Grantees will be responsible (b) restictive covenants of reocrd in Book 2040, page 286, Book 4184, page 204, said Register's Office (c) matters set forth on said plan.

THE execution of this deed by Grantor is effected by the signature of her Attorney-In-Fact, Frank L. Ritter, pursuant to the Limited Power of Attorney recorded in said Register's Office immediately prior to the record ing hereof.

CHECK

This is unimproved ( ) improved (X) property, known as 5066 Lakeview Drive (House Number) (Street) Nashville, Tenenssee 37220 (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 hands this 28th day of February, 1986

Frank L. Ritter

Frank L. Ritter, Individually
and as Attornev-In-Fact for
Karen H. Ritter

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Frank L. Ritter, to me known to be the person who executed the foregoing instrument in behalf of Karen H. Ritter, who acknowledged that he executed the same as the free act and deed of said Karen H. Ritter

~~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

Nashville, Tennessee, this 28th day of February 19 86

Commission expires 11-1-87

John V. Adams
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

WARRANTY DEED

FROM

Frank L. Ritter and Karen H. Ritter

TO

Jan H. Cronin and wife, Susan P. Cronin

80684

IDENTIFICATION REFERENCE

MAR 5 2 57 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

STATE OF TENNESSEE, Davidson COUNTY:

On this 28th day of February 19 86, before me personally appeared Frank L. Ritter

to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same as his free act and deed. Witness my hand and official seal.

COMMISSION EXPIRES:
11-1-87

John V. Adams NOTARY PUBLIC

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

112000.00- CAMT.
291.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 297.70-
0225A03/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80684

IDENTIFICATION REFERENCE

MAR 5 2 57 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 224623