This instrument prepared by:
Joseph P. Fitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

A252755 B0435

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Seth H. Ritter (NAME)	Bailey Mortgage Company (NAME)	
217 Wexford Drive (STREET ADDRESS OR ROUTE NUMBER)	200 South Lamar (STREET ADDRESS)	MAP 147-6
Nashville, Tennessee 372[illegible] (CITY) (STATE) (ZIP)	Jackson, Mississippi 392[illegible] (CITY) (STATE) (ZIP)	37.00

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars.*

Cash in hand paid by Seth H. Ritter and wife, Robin Ritter and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

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Paul E. Painter, and wife, Janet D. Painter

have this day bargained and sold, and do hereby transfer and convey unto the said Seth H. Ritter, and wife, Robin Ritter

the Grantors herein, their (successors), heirs and assigns.

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 104 on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, page 58, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Paul E. Painter and wife, Jane D. Painter, by deed from Anthony E. Hailey and wife, Marsha M. Hailey, of record in Book 5572, page 843, Register's Office of Davidson County, Tennessee.

The said Jane D. Painter and Janet D. Painter being one and the same person

IDENTIFICATION REFERENCE

DEC 17 11 34 AM '86
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN

73895

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $5,000.00

Affiant

Subscribed and sworn to before me this the 15th *day of* December *19* 86

My commission expires: 7/18/86 *(Affix Seal)*

Notary Public

This is improved ( ) unimproved ( ) property known as 217 Wexford Drive, Nashville, Tennessee 37211 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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* December *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

12/17

Paul E. Painter

Janet D. Painter

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *exeeuted the within instrument for the purposes therein contained.*

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

_____ *Notary Public*

Commission expires 7/18/87

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 (or proved to me on the basis of satisfactory evidence), 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 _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

050[illegible]- CAMT,
238.00 CSTAX
.50 [illegible]
0.00 WDE 2
CHECK 244.50→
8:40A 12/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73895
IDENTIFICATION REFERENCE
DEC 17 11 34 AM '86
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No23903