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FILE BOX 3

FORM No. RD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES My Commission Expires Sept. 11, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark J. Marchetti	Republic Mortgage, Inc.	156-2
(NAME)	(NAME)	
924 Beech Bend Drive	One Maryland Farms, Suite 101	117
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37221	Brentwood, Tennessee 37027	9D-61512
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Charles W. Little and Thomas J. Ritter ~~and wife, Kelly Lewis Little~~ and wife, Krista G. Ritter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark J. Marchetti and wife, Rachel Smith Marchetti

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.

Being Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 617 on the Plan of Harpeth Woods Sectio nof Harpeth Valley Park, as of record in Book 4860, page 111, amended in Book 5051, page 89, Register's Office for Davidson County, Tennessee. Said Lot No. 617 fronts 77.5 feet on the wsterly side of Beech Bend Drive and extends back 271.7 feet on the northerly line and 272.3 feet on the southerly line to the center of Harpeth River, measuring 57.8 feet thereon.

Being the same property conveyed to Thomas J. Ritter by quitclaim deed from Charles W. Little of record in Book 6139, page 782, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Charles W. Little by deed of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 5051, page 89; Book 5051, page 92; Book 5197, page 123; and Book 5228, page 718 Register's Office for said County.

unimproved ( ) property, known as 924 Beech Bend Drive, Nashville, TN. 37221
This is improved (X)
(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 15th day of December 19 86

Charles W. Little
Charles W Little
Kelly Lewis Little
By Charles W Little
Per Attorney in Fact

Thomas J. Ritter
Krista G. Ritter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Little and Thomas J. Ritter *and wife, Krista G. Ritter*

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 Nashville, Tennessee, this 15th day of December 19 86

Commission expires ~~My Commission Expires Sept. 11, 1990~~

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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 _____

My commission expires _____

Notary Public

7574 IDENTIFICATION
DEC 23 8 23 AM '86
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Charles W. Little and Thomas J. Ritter

TO
Mark J. Marchetti and wife, Rachel Smith Marchetti

RETURN TO:
CUMBERLAND TITLE COMPANY, INC.
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of December, 1986, before me personally appeared Charles W. Little to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kelly Lewis Little, and who acknowledged that he executed the same as the free act and deed of the said Kelly Lewis Little by virtue of that Power of Attorney, duly executed by the said Kelly Lewis Little and appearing of record in Book 7078, page 38, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 1986.

My Commission Expires:

My Commission Expires Sept. 11, 1990

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

0050 • 0- CANT.
225.40 CSTAX
.50 PRFE
6.00 WDE
CHECK 231.90-0
01:20:12/23/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5 7.4 E

IDENTIFICATION REFERENCE

Dec 23 8 23 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No25910