BOOK 7127 PAGE 447

FORM NO. WD-1

File # 20352
Loan # 1883

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$72,500.00 Yun Tok Ritz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF January, 19 87

Notary Public

MY COMMISSION EXPIRES: 4-15-87
(AFFIX SEAL)

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD J. RITZ (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 96-15
3101 Boulder Park Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PAR 56
Nashville, Tn 37214 (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	3DZ-61618

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, MARTHA CORRINE McCANLESS STANLEY ET VIR CHARLES U. STANLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD J. RITZ and wife, YUN TOK RITZ

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. 49 on the Plan of Hickory Bend Subdivision, Section 3, recorded in Book 3600, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Martha Corinne McCanless Stanley by deed from Charles Underwood Stanley recorded in Book 5553, Page 264, Register's Office for Davidson County, Tennessee, AND BY DEED OF RECORD IN BOOK 5101, PAGE 354.

CHARLES U. STANLEY husband of Martha Corrine McCanless Stanley joins in this Warranty Deed only for the purposes of encumbering such marital rights if any that he may have in and to said property.

90423.

IDENTIFICATION REFERENCE

FEB 4 12 04 PM '87
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

unimproved ( ) X
This is improved ( )

property, known as 3101 Boulder Park Drive, Nashville, Tn 37214
(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 his hand this 27th day of January, 19 87

~~MARTHA CORRINE McCANLESS STANLEY~~
Martha Corrine McCanless Stanley

CHARLES U. STANLEY

BOOK 7127 PAGE 448

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARTHA CORRINE McCANLESS STANLEY ET VIR CHARLES U. STANLEY

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 27th day of January 19 87.

Commission Expires 4-19-87

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

MARTHA CORRINE McCANLESS STANLEY

TO

DONALD J. RITZ

YUN TOK RITZ

Saturn & Mazer, Attorneys
Row 1
Box 7

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

RECEIVED OF _____

FOR _____

BOOK 7127 PAGE 449

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

72500.00- CAMT
203.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 209.50-
8088ABC/04/87 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90423

IDENTIFICATION REFERENCE

FEB 4 12 04 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42117