BOOK 7313 PAGE 623

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

James H Witt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 87

Notary Public

MY COMMISSION EXPIRES: 12/29/90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 115 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: NONE	MAP-PARCEL NUMBERS
James H. Witt	SEND TAX BILLS TO NEW OWNER	15DZ 4620
(NAME)	(NAME)	
404 Freda Villa		61-11-144
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, Lois A. Riddle, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Witt and wife, Ruth S. Witt,

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 the west 69.5 feet front and 66.5 feet rear of Lot No. 31 on the Map of George Burros Subdivision of Lot No. 81 of the Maplewood Homes Tract of record in Book 421, page 178, of the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 31 fronts 69.5 feet on the south side of Virginia Avenue and runs back 253 feet on the west line and 250 feet on the east line to a dead line and measures 66.5 feet thereon.

BEING the same property conveyed to John Randolph Riddle and wife, Lois A. Riddle by deed of record in Book 2091, page 555, Register's Office for Davidson County, Tennessee; and reference is hereby made to the instrument of record in Book 4966, page 902, Register's Office for Davidson County, Tennessee, wherein all right, title, and interest in and to the subject property is divested out of John Randolph Riddle and vested in Lois Agusta Riddle. The said Lois A. Riddle is one and the same person as Lois Agusta Riddle.

THIS conveyance is subject to all restrictions and easements of record.

51659

IDENTIFICATION REFERENCE

AUG 3 9 31 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1000 Virginia Avenue, Nashville, TN 37216
(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 unincumbered, 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 my hand this 24th day of July, 19 87

Lois A. Riddle: Lois A. Riddle

STATE OF TENNESSEE
County of Shelby

Personally appeared before me, Lois A. Riddle, unmarried

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of July, 19 87

Commission expires _____

Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____.

Notary Public

WARRANTY DEED

FROM

Lois A. Riddle, unmarried

TO

James H. Witt et ux

Prepared by:/Return to:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

[illegible] CANT.
84.00 C'TAX
.50 PRFEE
6.00 WDEED
CHECK 90.50-
6775A0873787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 6 5 9

IDENTIFICATION REFERENCE

AUG 3 9 31 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 00797