BOOK 7349 PAGE 284 BOX 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Frank L. Ritter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September, 1987

Notary Public

MY COMMISSION EXPIRES: June 5, 1989
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgagee:	MAP-PARCEL NUMBERS
Frank L. Ritter (NAME)	First American National Bank (NAME)	104-15
2619 Sunset Place (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	#102
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37237 (CITY) (STATE) (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, Martha Allen, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank L. Ritter

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 westerly one-half of Lot No. 18 and the easterly 27 feet of Lot No. 17 on the Plan of Sunset Park, as of record in Book 332, page 132, Register's Office for said County.

Said westerly one half of Lot No. 18 and the easterly 27 feet of Lot No. 17 adjoin and front together 77 feet on the southerly side of Sunset Place, and extend back between parallel lines, 160.5 feet to a line.

Being the same property conveyed to Martha Allen, unmarried, by deed from Larry Reese, et al of record in Book 6138, page 926, Register's Office for Davidson County, Tennessee.

6405 0 IDENTIFI REFERENCE SEP 10 1 39 PM '87 FEE DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 2619 Sunset Place, Nashville, TN 37212
(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 her hand this 28th day of August, 19 87

Martha Allen

Martha Allen

STATE OF TEXAS
Kaufman County

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Personally appeared before me, Sylvia Garcia, a Notary Public in and for said County and State, the within named Martha Allen, unmarried

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

Witness my hand and official seal at Terrell, Texas, this 28th day of August, 19 87.

Commission expires 4-11-89

Sylvia Garcia
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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
Martha Allen, unmarried

TO
Frank L. Ritter

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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

110000.00- CAMT.
308.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 314.50-
1222A09/10/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 0 5 0

IDENTIFICATION REFERENCE

SEP 10 1 39 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 14928