BOOK 7417 PAGE 485 Box 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00

James O. Ritchason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 1997.

Notary Public

MY COMMISSION EXPIRES: 7/17/98.
(AFFIX SEAL)

B-4469
55173-5

THIS INSTRUMENT WAS PREPARED BY
Dennev, Lackev & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James O. Ritchason (NAME)	~~T & C Partnership, a Tennessee G~~ (NAME)	85-15A
117 Spring Place Drive (STREET ADDRESS OR ROUTE NUMBER)	401 United Street (STREET ADDRESS)	117
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn 37219 (CITY) (STATE) (ZIP)	3DZ-85957

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, T & C Partnership, a Tennessee General Partnership composed of, Walter L. Timmons, Jr. and Terrence L. Cobb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James O. Ritchason and wife, Faye A. Smithson

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:

A certain condominium apartment in Davidson County, Tennessee, beino Unit No. 117, on the Plan of Spring Place Condominiums, as shown as the exhibit to the Master Deed, of record in Book 6780, page 289, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to T & C Partnership, a Tennessee General Partnership composed of Walter L. Timmons, Jr. and Terrence L. Cobb by deed from Spring Place Venture, a Tennessee Joint Venture composed of T & C Partnership, a Tennessee General Partnership and SCW Construction, Inc. (formerly SCW, Inc.) a Tennessee Corporation of record in Book 7411, page 328, said Register's Office.

This convevance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Spring Place Condos, of record in Book 6780, page 229, amended in Book 7213, page 121, further amended in Book 7242, page 924, By-Laws of record in Book 6780, page 265, said Register's Office.

This is ~~unimproved~~ improved property, known as 117 Spring Place Drive, Nashville, Tennessee 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 30th day of November, 19 97

T & C Partnership, a Tennessee General Partnership

BY: Walter L. Timmons, Jr. - General Partner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

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

Commission Expires_____ _____Notary Public

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Walter L. Timmons Jr., 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~~ a Partner of T & C Partnership, a Tennessee General Partnership, 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 3rd day of December, 1987

Susan Calhoun
Notary Public

NOTARY PUBLIC AT LARGE

My Commission expires: 7/17/88

WARRANTY DEED

FROM

TO

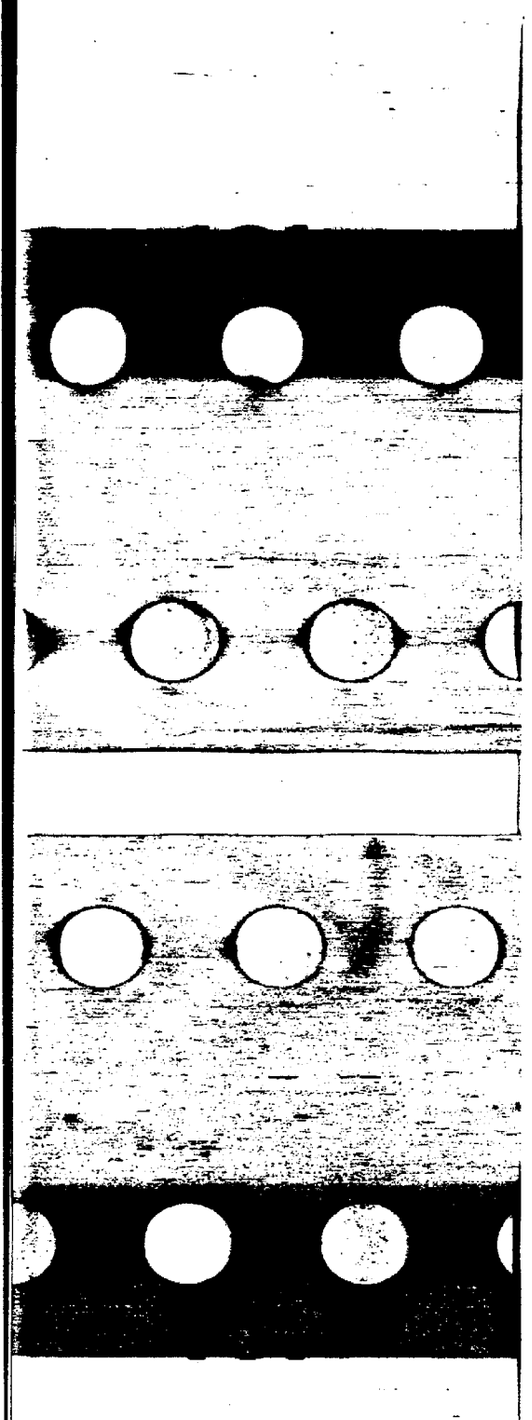
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

8 7 3 3 4

IDENTIFICATION REFERENCE

DEC 3 12 00 PM '87

FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN



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

73500.00- CAMT.
205.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 212.30-
8171A12/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.7.3.8.4.

IDENTIFICATION REFERENCE

Dec 3 12 00 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 41233