BOOK 7459 PAGE 955

FORM NO. WD-1

File # 22609
Loan # 2198967

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF January 19 88

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(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
GREGORY K. RITCHEY (NAME)	Citizens and Southern Mortgage Company (NAME)	MAP 103-3
5108 Idaho Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	PAR 96
Nashville, Tn 37209 (CITY) (STATE) (P.O. ZIP)	Tucker, GA- 30085-0656 (CITY) (STATE) (ZIP)	25W 02105

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, BILL CLANTON and wife NANCY A. CLANTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREGORY K. RITCHEY and wife JO ANNE RITCHEY

2967 02/01 0101 03CHECK 230.50

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 60 feet of the Southerly 150 feet of Block No. 19 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.

SAID part of Block No. 19 fronts 60 feet on the northerly side of Idaho, formerly 5th Avenue, and runs back between parallel lines, with the margin of 52nd Avenue North, formerly 11th Street, 150 feet to an alley.

BEING the same property conveyed to Bill Clanton and wife Nancy A. Clanton by deed from Ckerk of Probate Court at Nashville Tennessee of record in Book 7343, Page 211, Register's Office for Davidson County, Tennessee.

01625

IDENTIFICATION REFERENCE

FEB 1 11 04 AM '88

DAVIDSON COUNTY, TN

unimproved
This is improved X property, known as 5108 Idaho Avenue, Nashville, Tn 37209
(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 their hand s this 27th day of January, 19 88

BILL CLANTON Bill Clanton

NANCY A. CLANTON Nancy A. Clanton

STATE OF TENNESSEE }
Davidson County }

BOOK 7459 PAGE 956

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BILL CLANTON and wife NANCY A. CLANTON

the bargainor s, 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 88

Notary Public

Commission Expires 3-11-91

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

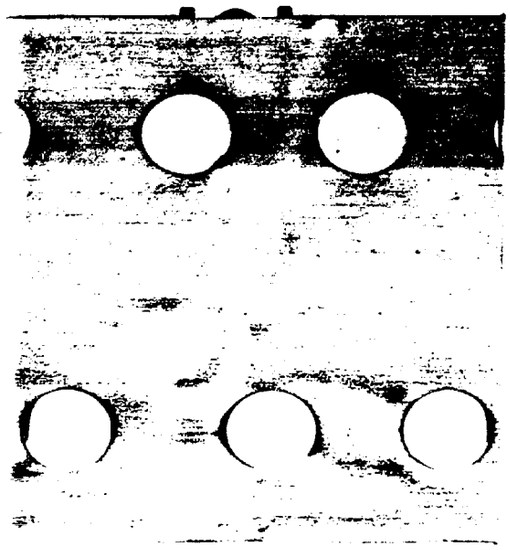
FROM

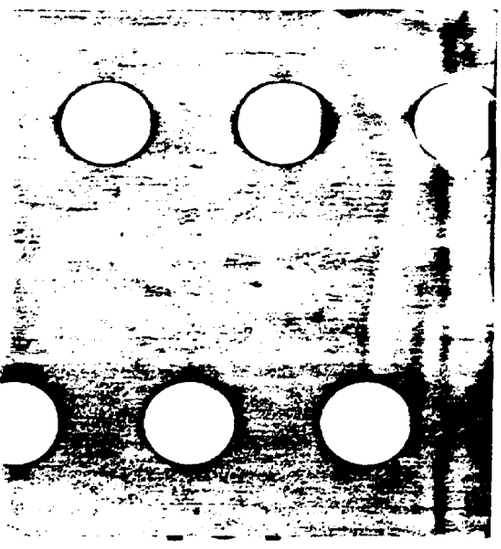
BILL CLANTON
NANCY A. CLANTON

TO

GREGORY K. RITCHEY
JO ANNE RITCHEY

Saturn & Mazer, Attorneys
Row 1
Box 7





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7459 PAGE 957

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
				CAMT 80000.00
				CON TX 224.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 230.50
				CHECK 230.50
02/01/88		01		11:14 0001 2967

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01625

IDENTIFICATION REFERENCE

FEB 1 11 04 AM '88

DAVIDSON COUNTY, TN

No. 57851