RE-RECORD BOOK 7813 PAGE 812

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 7790 PAGE 91

ADDRESS NEW OWNER:
SADIE V. RITTENBERRY, WIDOW
4419 GRA-MAR DRIVE
NASHVILLE, TN 37216

MAP/PARCEL NUMBER:
MAP 61-2
PARCEL 98

SEND TAX BILLS TO:
FIRST UNION MORTGAGE CORP.
P.O. BOX 18109
RALEIGH, N.C. 27619

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,922.50.

Sadie V. Rittenberry
AFFIANT

Subscribed and sworn to me, this the 8TH DAY of MARCH, 1989.

Denise C. Ellis
Notary Public
My commission expires: 5-11-92

RE-RECORD
23734

APR 11 8 45 AM '89

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from Larry D. Davidson et ux, Twyla J. Davidson, to Cameron-Brown Company, of record in Book 7023, page 589, Register's Office for Davidson County, Tennessee, the receipt and sufficiency of which are hereby expressly acknowledged, WE, LARRY D. DAVIDSON ET UX, TWYLA J. DAVIDSON, hereinafter referred to as GRANTORS, have this 8TH bargained and sold, and do hereby transfer and convey unto the said SADIE V. RITTENBERRY, WIDOW, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in (COUNTY) County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4419 GRA-MAR DRIVE, NASHVILLE, TN 37216.

THE GRANTEE herein expressly assumes and holds GRANTORS harmless from the above-described indebtedness and will make payments to First Union Mortgage Corporation.

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TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 8TH DAY of MARCH, 1989.

Larry D. Davidson
LARRY D. DAVIDSON

Twyla J. Davidson
TWYLA J. DAVIDSON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY D. DAVIDSON ET UX, TWYLA J. DAVIDSON, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 8th day of March, 1989.

Denise C. Akers
notary public

My commission expires: 5-11-92

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EXHIBIT 'A' BOOK 7790 PAGE 93

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Gra-Mar Acres, Section 4, as of record in Plat Book 2330, page 8, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the westerly margin of Gra-mar Drive at the corner of Lots Nos. 9 and 10; thence with the lines between said two lots southwestwardly 194.6 feet; thence North 36 deg. 15' west 180 feet to the southerly margin of Joyce Lane; thence with same northeastwardly 178 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southeastwardly 31.42 feet to the westerly margin of Gra-Mar Drive; thence with same southeastwardly 208.17 feet to the beginning.

BEING the same property conveyed to Larry D. Davidson et ux, Twyla J. Davidson by Deed from Stella C. Stinnett, unmarried, of record in Book 7023, page 586, Register's Office for Davidson County, Tennessee.

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EXHIBIT 'B'

1. REAL PROPERTY TAXES FOR 1989 AND ALL FUTURE YEARS.

1. EXCEPTIONS TO PLAT OF RECORD IN BOOK 2330, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH INCLUDE A 60-FOOT MINIMUM BUILDING SETBACK LINE FROM GRA-MAR DRIVE AND FROM JOYCE LANE AND A 10-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LOT LINE.

4392 03/10 0101 03CHECK 276.47

15310

TICOR TITLE INSURANCE

MAR 10 9 42 AM '89