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car2664/lrn:3/28/90
MTR002-002

FROM: THOMAS J. RITTER & WIFE, KRISTA G. RITTER

TO: JOSEPH PATRICK MURPHY & WIFE, MARY MARGARET L. MURPHY

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS SUITE 1200, ONE COMMERCE PLACE NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Joseph Patrick Murphy & wife, Mary Margaret L. Murphy 150 Windsor Drive Nashville, TN 37205	same	Map 130-1 Parcel 91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $174,000.00.

J. Patrick Murphy
Affiant

Subscribed and sworn to before me, this the 29th day of March, 1990.

Carol R. Lewis
Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, We, Thomas J. Ritter and wife, Krista G. Ritter, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Joseph Patrick Murphy and wife, Mary Margaret L. Murphy, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 150 Windsor Drive, Nashville, Tennessee 37205.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 our hands this 29th day of March, 1990.

Thomas J. Ritter

Krista G. Ritter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas J. Ritter and wife, Krista G. Ritter, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29th day of March, 1990.

NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 149 and the easterly 56 feet of Lot No. 150 on the Plan of Bransford Realty Co.'s Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said property fronts 96 feet on the northerly margin of Windsor Drive and extends back between parallel lines, 200 feet, to a dead line.

Being the same property conveyed to Thomas J. Ritter and wife, Krista G. Ritter, by deed from Royce E. Richards and wife, Emily G. Richards, of record in Book 5911, page 607, said Register's Office.

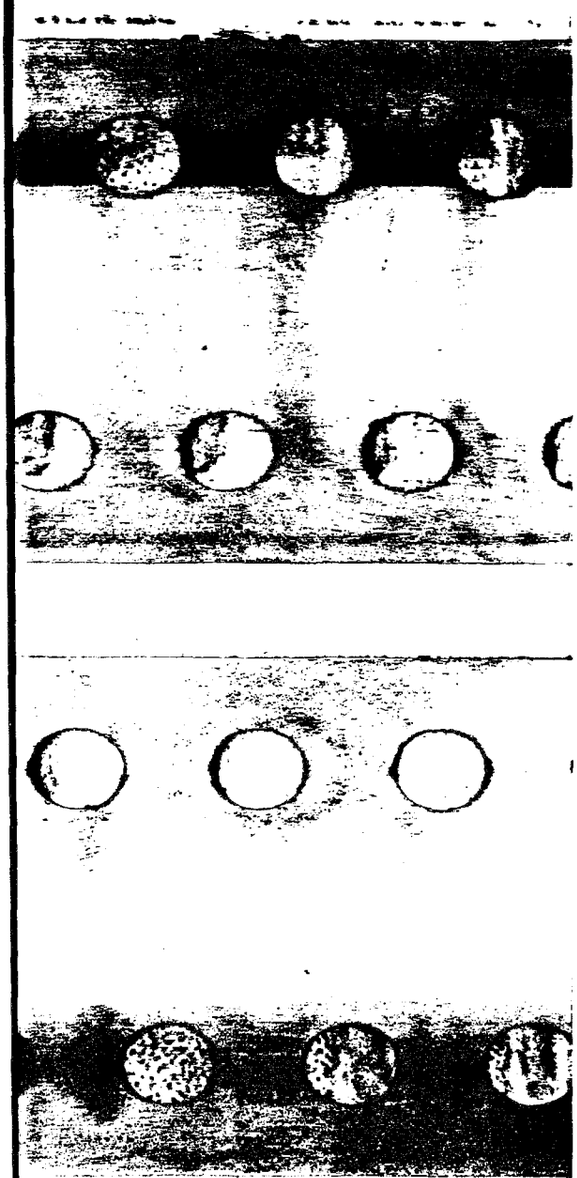
The above property is conveyed subject to 1990 Metropolitan Government taxes.

7312 04/03 0101 03CHECK 584.20

15575

IDENTIF. REFERENCE

Apr 3 9 54 AM '90



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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 174000.00
CON TX 574.20
PRFEE 1.00
WDEED 9.00
TOTAL 584.20
CHECK 584.20

04/03/90 01 09:52 0001 7312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15575

IDENTIF. TREFERENCE

APR 3 9 54 AM '90

DAVIDSON COUNTY Tenn.

No. 306473