10396 File Box 38

WARRANTY DEED

BOOK 8471 PAGE 881

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SALLY COOPER BOYD (NAME)	NEW OWNER (NAME)	Map 130-5
128 Taggart Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 74
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B.#7DZ32635

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, JAMES T. RITT AND WIFE, EILEEN F. MORRIS RITT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SALLY COOPER BOYD, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 13 of Block "G" on the Plan of the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in Plat Book 1130, pages 71 and 72, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James T. Ritt and Eileen F. Morris, as joint tenants with the right of survivorship by deed from Eve M. McMurray Maxwell and husband of record in Book 6965, page 450, said Register's Office. *

This conveyance is made subject to: (1) 1991 Taxes, which have been paid; and (2) All matters appearing on the Plan of record in Plat Book 1130, pages 71 and 72, said Register's Office.

* The said James T. Ritt and Eileen F. Morris having since married.

5.7.262

IDENTIFICATION

Oct 28 9 40 AM '91

unimproved ( )
This is improved (XX) property, known as 128 Taggart Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of October, 1991.

James T. Ritt
JAMES T. RITT

Eileen F. Morris Ritt
EILEEN F. MORRIS RITT

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES T. RITT AND WIFE, EILEEN F. MORRIS RITT with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of October, 19 91.

My commission expires March 25, 1995 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Sally C Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October, 1991

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JAMES T. RITT AND WIFE, EILEEN F. MORRIS RITT

TO SALLY COOPER BOYD, UNMARRIED

92 OCT 28 0101 0CHECK 469.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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	125000.00
			CON TX	462.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	469.50
			CHECK	469.50
10/28/91	01		09:38 0001	6265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.7.2 6 2.

IDENTIFICATION REFERENCE

OCT 28 9 40 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 470968