26B

This Instrument Prepared By: Harris A. Gilbert, Esq., 1500 Nashville City Center
511 Union Street, Nashville, TN 37219

WARRANTY DEED

BOOK 8690 PAGE 129

(CORPORATE FORM)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vernie L. Ritchie, et ux	SAME	64-12A
(NAME)	(NAME)	
432 Hunter's Place		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of

One Hundred Thousand ($100,000.00) Dollars, Dollars,

Paid by Vernie L. Ritchie and wife, Christine F. Ritchie,

receipt and sufficiency of which is hereby acknowledged,

We, Harris A. Gilbert, Trustee, and
Norman W. Ginsberg, Trustee, have

bargained and sold, and do hereby transfer and convey unto the said

Vernie L. Ritchie and wife, Christine F. Ritchie, their ~~XXXXXX~~, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 432, of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Book 6250, page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

BEING part of the property conveyed to Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, with either of them having the full power to convey, dispose, mortgage, sell or transfer said property, without the joinder of any beneficiary, by deed from Fox Run Company, Inc., as of record in Book 7449, Page 333, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 100,000.00

Subscribed and sworn to before me, this the 22nd day of July, 19 94

Affiant HARRIS A. GILBERT, JR.

My commission expires: 11-26-94 (Affix Seal)

Notary Public

This is ~~unimproved~~ (XX) improved property, known as 432 Hunter's Place, Hermitage, TN 37076 (House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Vernie L. Ritchie and wife, Christine F. Ritchie, their ~~XXXXXX~~

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered. SEE RESTRICTIONS ON REVERSE.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Vernie L. Ritchie and wife, Christine F. Ritchie, their

~~XXXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand this 22nd day of July, 19 94 the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

07/27/94 0361 CK 379.00

HARRIS A. GILBERT, TRUSTEE

NORMAN W. GINSBERG, TRUSTEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, 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 seal, at office in Nashville, Tennessee
this 22nd day of July, 19 92

Susanne C. Pugh
Notary Public

Commission expires 11-26-94

Conveyance of such property is made expressly subject to the following: (1) The Plan of record in Book 6250, page 118, said Register's Office, shows an Owner's Certificate, and certain easements and set-back lines; (2) The premises herein is a condominium apartment established pursuant 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, as amended, 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, liens, assessments and other undertakings contained in the Master Deed as of record in Book 5535, page 713, Register's Office for Davidson County, Tennessee; and as corrected by Deed of Correction of record in Book 5895, page 516, said Register's Office, and Second Deed of Correction of record in Book 5936, page 301, said Register's Office, and amended by Deed of Amendment to Master Deed of record in Book 6370, page 817, said Register's Office. (3) Taxes for the current year which have been prorated and the payment of which has been assumed by the grantee.

WARRANTY DEED 330 04

FROM

Harris A. Gilbert, Trustee, and
Norman W. Ginsberg, Trustee

TO

IDENTIF. REFERENCE

Vernie L. Ritchie and wife,
Christine F. Ritchie
432 Hunter's Place
Hermitage, TN 37076

FILED JUL 31 1 49 PM '92
DAVIDSON COUNTY TN.
REGISTER

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8690 PAGE 131

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 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33004

IDENTIF. REFERENCE

JUL 31 1 49 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 556257