Prepared by
Walter Mullins
1025 Hammack Ct
Nash. TN 37214

BOOK 8914 PAGE 826

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
John & Gloria Ritchie		Map 108-16
1027 Hammack Court	Same	160
Nashville, TN 37214		03D 89705

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Walter Mullins (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto John Ritchie and wife, Gloria Ritchie (hereinafter referred to as the "Grantee"), and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

BEING Lot No. 69A of the Zone Lot Division of Lots No. 54, 64, and 69, of Section III Revised, of Percy Priest Woods, of record in Plat Book 6250, page 428, amending Plat Book 5200, page 789, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Walter & Alisa Mullins by deed of Jerrie J. Chilcote, of record in Book 8608, page 975, Register's Office for Davidson County, Tennessee, the said Walter Mullins being one and the same person.

Subject to restrictions of record in Book 5984, page 865, said Register's Office.

Subject to restrictions of record in Book 6020 amended, page 270 and in Book 6097, page 11, Book 6353, page 307, Book 6560, page 667, and Plat Book 6250, page 4, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Alisa Mullins, spouse of Walter Mullins, joins in the conveyance to convey any right, title or interest she may have in the above-described real estate because of her marital rights.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as otherwise herein set out. Grantor further covenants and binds himself, his successors and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantors have set their hands, this 13th day of April, 1993.

Walter Mullins

Alisa Mullins

09140

IDENTIFICATION REFERENCE

APR 13 9 17 AM '93

DAVIDSON COUNTY, TN

PICK-UP

BOOK 8914 PAGE 827

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeard Walter Mullins and wife, Alisa Mullins, the within named bargainors, with whom I am personally acquainted, and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, the 13th day of April, 1993.

Lora Haywood
Notary Public

My commission expires: 3-25-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is Fifty-six Thousand Six Hundred Ninety-six and 91/100 ($56,696.91), and no other monetary consideration.

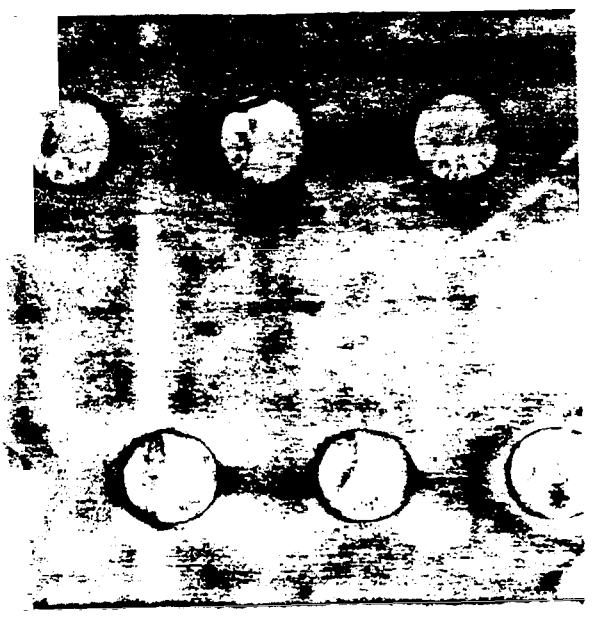
W. Mullins
AFFIANT

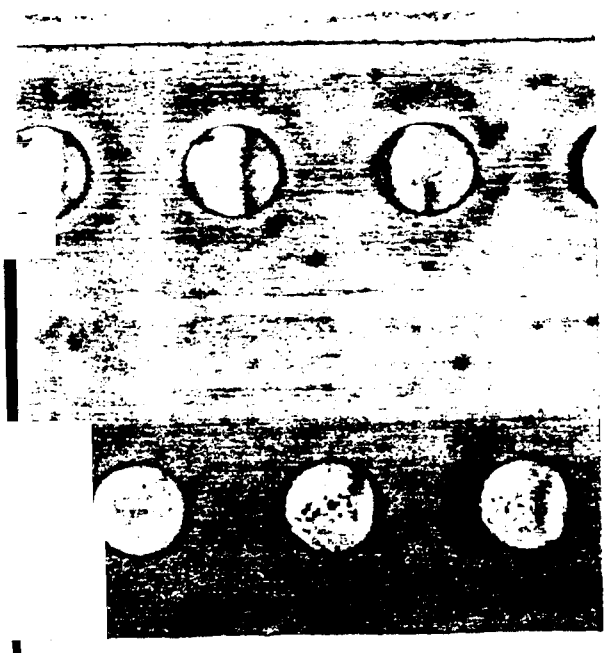
Sworn to and Subscribed before me this 13 day of April, 1993.

B. Edwards - Dep. Reg.
~~NOTARY PUBLIC~~

~~My commission expires:~~

4913 04/13 0101 03CHECK 218.79





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8914 PAGE 828

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	56696.91
CON TX	209.79
PRFEE	1.00
WDEED	8.00
TOTAL	218.79
CHECK	218.79

04/13/93 01 09:17 0001 4918

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 9 1: 4 0

IDENTIFICATION REFERENCE

APR 13 9 17 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 639686