THIS INSTRUMENT WAS PREPARED BY
WILLIAMS, SMITH & DOZIER, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

BOOK 9233 PAGE 410

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
FRED C. RITTER THELMA J. RITTER 3504 DAISY TRAIL ANTIOCH, TENNESSEE 37013	Cenlar Federal Savings Bank P.O. BOX 5232 PRINCETON, NJ 08543	Map # 162.6 Parcel # 227

FOR AND IN CONSIDERATION, of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **METROPOLITAN PROPERTIES GROUP, A TENNESSEE PARTNERSHIP** (herein "Grantor"), does hereby transfer and convey unto **FRED C. RITTER and THELMA J. RITTER, HUSBAND AND WIFE** (herein "Grantee"), a certain tract or parcel of real property in **DAVIDSON** County, Tennessee, more particularly described as follows:

Being Lot No. 1, Section 1, Valley Green Subdivision, of record in Book 4460, Page 96, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Metropolitan Properties Group by Trustee's Deed from Larry R. Williams, Trustee, of record in Book 8482, Page 957, Register's Office for Davidson County, Tennessee.

This land is improved property known as **187-189 OLD TUSCULUM ROAD, ANTIOCH, TENNESSEE 37013.**

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said Grantees, their heirs, successors and assigns forever.

The said Grantor does hereby covenant with the Grantees that it is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for the year 1994 which are assumed by the Grantees.

2. Matters set forth on the Plan of Valley Green Subdivision of record in Book 4460, Page 96, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 4622, Page 277, Register's Office for Davidson County, Tennessee.

4. Subject to rights of tenants in possession.

5. Deed of Trust of record in Book 5320, Page 22, and re-recorded in Book 5329, Page 762, Register's Office for Davidson County, Tennessee currently held by Cenlar Federal Savings Bank with an unpaid principal balance of 30,578.52, which is assumed by the Grantees.

Except as set forth above, the undersigned Grantor does further covenant and bind itselves, and it's heirs, successors and assigns to warrant and forever defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

Whenever 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 undersigned has executed this instrument this 28th day of January, 1994.

METROPOLITAN PROPERTIES GROUP

LARRY R. WILLIAMS GENERAL PARTNER

PARTNERSHIP

STATE OF TENNESSEE)
COUNTY OF Davidson)

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Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Larry R. Williams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of Metropolitan Properties Group the within named bargainor, a partnership, and that he/she as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal this 28th day of January, 1994.

Notary Public
My Commission Expires: 11/22/97

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $ 51,000.00.

Fred C. Ritter

Sworn to and subscribed before me this 28th day of January, 1994.

NOTARY PUBLIC
My Commission Expires: 11/22/97

12274
IDENTIFICATION REFERENCE

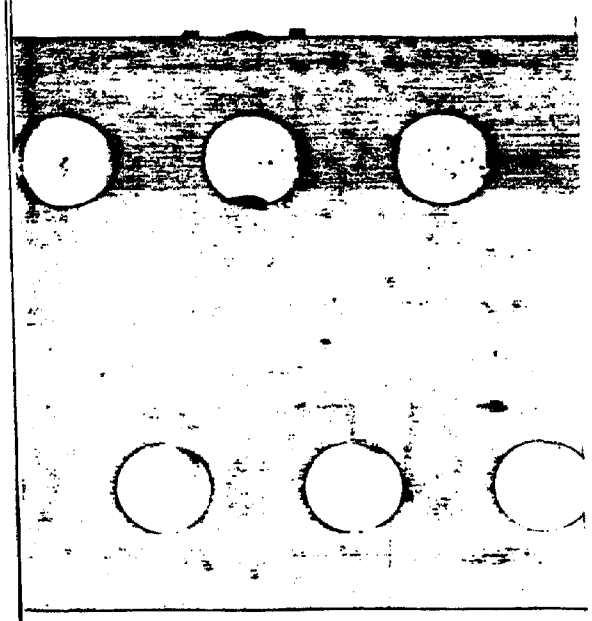
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FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

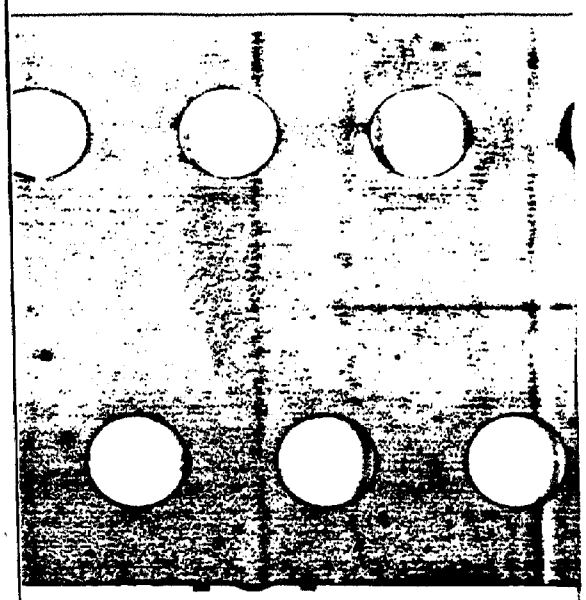
PICK-UP

4782 01/28 0101 03CHECK 197.70

WD-W&S.DOC
File No. 1407

TENNESSEE TITLE & ESCROW CO.
Title Co. T.G. No.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9233 PAGE 412

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	51000.00
			CON TX	188.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	197.70
			CHECK	197.70

01/28/94 01 15:19 0001 4782

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12274
IDENTIF. & REFERENCE

94 JAN 28 PM 3:18
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.750705