Box 50B
SS

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9284 PAGE 569

ADDRESS NEW OWNER:
Andreas T. Ritchie and Nicola K. Ritchie
773 East Woodlands Trail
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank,
a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 172-03
GROUP 0-B
PARCEL 32

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Richter Dial Builders, Inc., hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Andreas T. Ritchie and wife, Nicola K. Ritchie, hereinafter called the Grantees, their 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. 32, on the Plan of the Woodlands, Phase 2, of record in Book 6900, page 635, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Richter Dial Builders, Inc., by deed from MeritBanc Development Corporation, f/k/a Hardin Service Corporation, as of record in Book 8671, page 388, Register's Office for Davidson County, Tennessee.

This is improved property known as 773 East Woodlands Trail, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which are not yet due and payable.
2. Subject to all matters shown on the Plan of record in Book 6900, page 635, in said Register's Office.
3. Declaration of Covenants, Conditions, Restrictions, Charter and By-Laws for Woodlands of record in Book 7334, page 109, Register's Office for Davidson County, Tennessee, and in Book 7408, page 250, as amended in Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, as rerecorded in Book 8643, page 675, in said Register's Office.
4. Dedication of common area to the Woodlands Homeowners's Association of record in Book 8472, page 310, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of The Woodlands Homeowner's

Association of record in Book 8454, page 246, Register's Office for Davidson County, Tennessee.

6. Storm water detention agreement of record in Book 7336, page 3, Register's Office for Davidson County, Tennessee.

7. Conveyance of Sewer Mains of record in Book 8541, page 230, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Andreas T. Ritchie and wife, Nicola K. Ritchie, their heirs and assigns, forever; and Richter Dial Builders, Inc., do covenant with the said Grantees that it is 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 it does further covenant and bind itself, heirs 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 14th day of March, 1994.

Richter Dial Builders, Inc.

By: _____
Robert Douglas Richter,
Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Robert Douglas Richter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of the Richter Dial Builders, Inc., the within named bargainor, a corporation, and that he as such Secretary, executed to foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of March, 1994.

THOMAS E. ROWE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 25 November 1996

94 MAR 21 PM 12:46 ELIAZ, KLEINMAN REGISTER DAVIDSON COUNTY, TN

29056 IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 124,361.00.

AFFIANT

Subscribed and sworn to before me this 14th day of March, 1994.

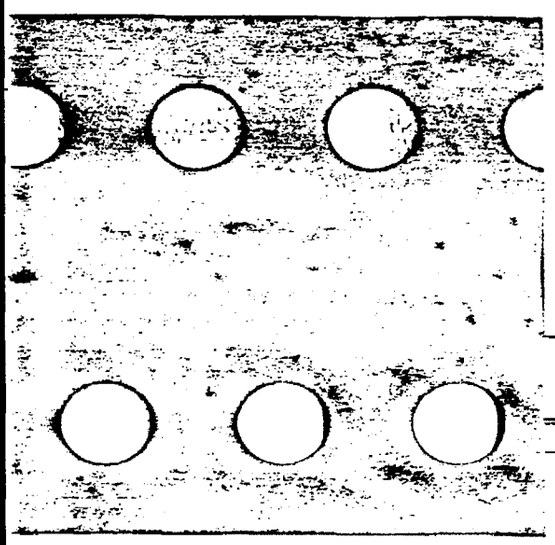
NOTARY PUBLIC

My Commission Expires:

JUNE E. ATKINSON, NOTARY PUBLIC
DAVIDSON COUNTY, STATE OF TENNESSEE
MY COMMISSION EXPIRES 7-27-96

4041 03/21 0101 03CHECK 469.28

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



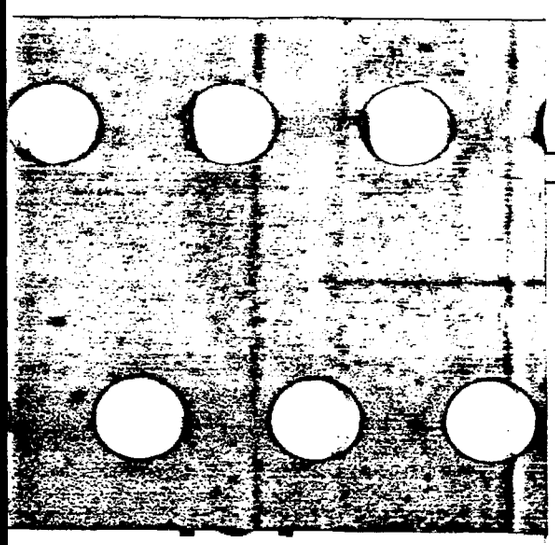
RECEIVED OF _____

FOR _____

BOOK 9284 PAGE 571

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 124361.00
				CON TX 460.28
				PRFEE 1.00
				WDEED 8.00
				TOTAL 469.28
				CHECK 469.28
03/21/94	01			12:36 0001 4041



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29856
IDENTIFICATION REFERENCE

94 MAR 21 PM 12:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 769376