Name and Address of New Owners:

Arthur A. Sullo
1165 E. Mariposa
Altadena, CA 91001

Send Tax Notices To:

Arthur A. Sullo
Same

THIS INSTRUMENT PREPARED BY:
B. JO ATWOOD, Attorney at Law
Suite 105, 320 West Main Street
Murfreesboro, Tennessee 37130

FROM INFORMATION FURNISHED BY
THE PARTIES
Map 148-03 Group Parcel 157
Map 148-03 Group Parcel 159
Map 162-06 Group Parcel 227
Map 162-06 Group Parcel 228
Map 148-03 Group Parcel 155

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, FRED C. RITTER and wife, THELMA J. RITTER, have bargained and sold and do hereby transfer and convey unto ARTHUR A. SULLO and wife, DORIS H. SULLO, their heirs and assigns, forever, those certain parcels of real estate situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Tract No. 1:
BEING Lot No. 1023 on the Plan of Cherokee Hills, Section Ten, of record in Plat Book 4660, page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Fred C. Ritter and wife, Thelma Ritter by deed of record in Book 9059, page 654, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 4702, page 84, and to the minimum building setback line, public utilities and drainage easements, sanitary sewer easements and all other matters as shown on subdivision plat of record in Plat Book 4660, page 27, all of the Register's Office of Davidson County, Tennessee.

Tract No. 2:
BEING Lot No. 1021, Resubdivision Lots 1021 and 1022, Cherokee Hills, Section Ten, of record in Plat Book 4885, page 198, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Fred C. Ritter and wife, Thelma Ritter by deed of record in Book 9059, page 648, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 4702, page 84, and to the minimum building setback line, public utility and drainage easement, anchor easement, and all other matters as shown on subdivision plat of record in Plat Book 4885, page 198, all of the Register's Office for Davidson County, Tennessee.

Tract No. 3:
BEING Lot No. 1, Valley Green, of record in Plat Book 4660, page 96, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Fred C. Ritter and wife, Thelma Ritter by deed of record in Book 9233, page 410, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 4622, page 277, and to the minimum building setback line, public utilities and drainage easements and all other matters as shown on subdivision plat of record in Plat Book 4460, page 96, all of the Register's Office for Davidson County, Tennessee.

Tract No. 4:
BEING Lot No. 2, Valley Green, of record in Plat Book 4460, page 96, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Fred C. Ritter and wife, Thelma J. Ritter by deed of record in Book 9233, page 413, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 4622, page 277, and to the minimum building setback line, public utility and drainage easement, and all other matters as shown on subdivision plat of record in Plat Book 4460, page 96, all of the Register's Office for Davidson County, Tennessee.

Tract No. 5
BEING Lot No. 1025, Cherokee Hills, Section Ten, of record in Plat Book 4660, page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Fred C. Ritter, by deed of record in Book 9076, page 143, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 4702, page 84, and to the minimum building setback line, public utility and drainage easement, anchor easement, and all other matters as shown on subdivision plan of record in Plat Book 4660, page 27, all of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The grantors covenant with the said grantees that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 1994 property taxes, which taxes shall be prorated between the parties.

The grantors further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, on this the 22nd day of August, 1994.

FRED C. RITTER

THELMA J. RITTER

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, FRED C. RITTER and wife, THELMA J. RITTER, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes contained therein.

WITNESS MY HAND, at office, on this the 22nd day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 6/12/95

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 22nd day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 6/12/95

84565

IDENTIFICATION REFERENCE

RECORDING FEE
STATE TAX
REGISTER'S FEE
TOTAL PAID
RECEIPT NO.

State of Tennessee, Rutherford County
I, Bart Yeargan, Register of said county and state do certify that the foregoing instrument is registered in said office in book ____, page ____ that it was received ____, 19__ at ____ o'clock ____ M and entered in notebook ____ page ____
Bart Yeargan, Reg. ____ Deputy





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9446 PAGE 18

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
325000.00
CON TX 1202.50
PRFEE 1.00
WDEED 12.00
TOTAL 1215.50
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1215.50
08/25/94 01 10:26 0001 1612

84,565
ISSUING REFERENCE

08 AUG 25 AM 10:27

No. 828026