PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9684 PG 6

W & I Ref: (cmw) Title No: 36341
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Wayne A. Ritt 1125 Chickering Park Drive Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 144-6-14 FH 7870

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia L. Czarnik, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wayne A. Ritt, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 9 on the plan of Section Two, Chickering Park, of record in Book 2663, page 73, said Register's Office.

SAID Lot No. 9 fronts 184.16 feet on the broken westerly margin of Chickering Park Drive, formerly Dumbarton Oaks Drive and extends back 397.7 feet on the northerly line and 376.5 feet on the southeasterly line to a dead line in the rear, measuring 353.2 feet thereon.

BEING the same property conveyed to William L. Beard and Patricia L. Czarnik, as joint tenants with right of survivorship, by deed from John S. Wolf, Jr. and Elizabeth Polk Wolf, of record in Book 7621, page 931, said Register's Office. William L. Beard conveyed all of his interest in subject property to Patricia L. Czarnik by quitclaim deed of record in Book 7996, page 163, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 1125 Chickering Park Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of May, 1995. BOOK 9684 PG 7

Patricia L. Czarnik

State of Tennessee
County of Davidson

On this 25th day of May, 1995, before me the undersigned authority, personally appeared **Patricia L. Czarnik**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 328000.00

Affiant

Sworn and subscribed before me on the 25th day of May, 1995.

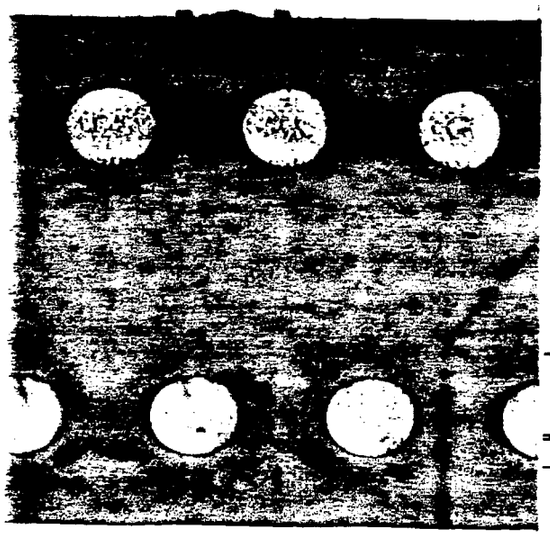
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

5590 05/30 0101 03CHECK 1222.60

95 MAY 30 AM 10:55
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0064949



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

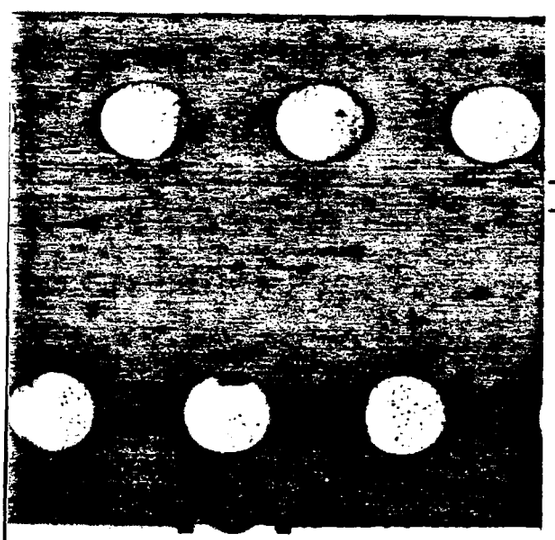
RECEIVED OF _____

FOR _____

BOOK 9684 PG 8

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 328000.00
CON TX 1213.60
PRFEE 1.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 8.00
TOTAL 1222.60
CHECK 1222.60
05/30/95 01 10:58 0001 5590

0064949
IDENTIF. ↑ REFERENCE

95 MAY 30 AM 10:55

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 914916