0085117

IDENTIF. ↑ REFERENCE

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

95 AUG -2 AM 10:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 36761
Dav. Co. File: Box 8

BOOK 9749 PG 56

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| David L. Ringenberg<br>Rebecca B. Ringenberg<br>605 River Ridge Court<br>Nashville, TN 37221 | Columbia National, Incorporated<br>P. O. Box 3050<br>Columbia, MD 21045-6050 |

**TAX MAP-PARCEL NUMBERS: 141-15-B-22 09D 68595**

# *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 **John E. Schneider and Cheryl A. Kennedy, previosly known as Cheryl A. Schneider,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David L. Ringenberg and spouse, Rebecca B. Ringenberg,** 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. 290 on the plan of Rolling River Estates, Section Two, Resubdivision of Lots 290 thru 295, of record in Book 5210, page 180, Register's Office for said County.

SAID Lot No. 290 fronts 108 feet on the southwesterly margin of River Ridge Court and extends back 235.64 feet on the northwesterly line and 239.16 feet on the broken southeasterly line to a point of intersection.

BEING the same property conveyed to John E. Schneider and wife, Cheryl A. Schneider by deed from Edward W. Hollingsworth and wife, Rebecca C. Hollingsworth of record in Book 7525, page 420, said Register's Office. The said John E. Schneider and Cheryl A. Schneider have since divorced by Final Decree of Divorce, No. 91D-3888 in the Fourth Circuit Court for Davidson County, Tennessee. The said Cheryl A. Schneider now being known as Cheryl A. Kennedy.

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

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4892, Page 689, Book 4892, page 679, Book 4788, page 950, Book 4871, page 640 and Book 5214, page 933, said Register's Office, and to the matters set forth in the referenced Plan of record.

Jon P. Seaborg, the spouse of Cheryl A. Kennedy, joins in this conveyance solely to convey any marital interest he may have in subject property.

This instrument is executed on behalf of Cheryl A. Kennedy and Jon P. Seaborg by Carolyn Birdwell as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument

and incorporated herein by reference.



**This is improved property, known as:** 605 River Ridge Court, Nashville, TN 37221

**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 31st day of July, 1995.

**John E. Schneider**

**Cheryl A. Kennedy, By: Carolyn Birdwell, Atty-In-Fact**

**Jon P. Seaborg, By: Carolyn Birdwell, Atty-In-Fact**

**State of Tennessee**
**County of Davidson**

On this 31st day of July, 1995, before me the undersigned authority, personally appeared **John E. Schneider**, 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: $ 155500.00

Affiant

Sworn and subscribed before me on the 31st day of July, 1995.

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

BOOK 9749PG 58

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn Birdwell**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Cheryl A. Kennedy and Jon P. Seaborg**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of July, 1995.

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

Notary Public

My Commission Expires:_____

---

7714 08/02 0101 03CHECK 588.35

**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: John E. Schneider and Cheryl A. Kennedy**

**TO: David L. Ringenberg and Rebecca B. Ringenberg**

## A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Carolyn Birdwell

**Carolyn Birdwell, Affiant**

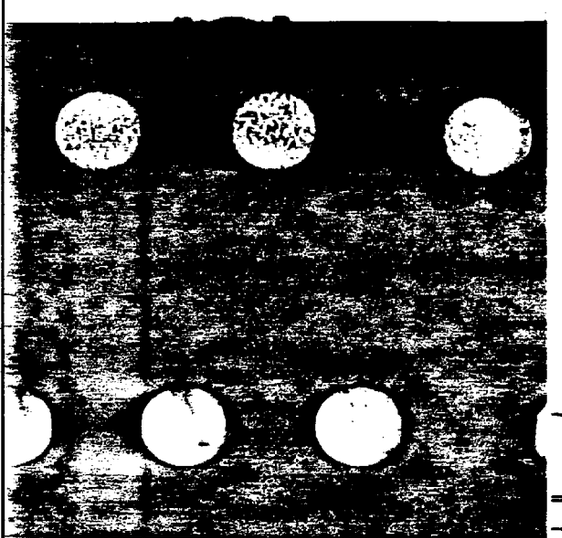
Sworn to and subscribed before me this

31st day of July, 1995.

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

Notary Public

My Commission Expires:_____



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

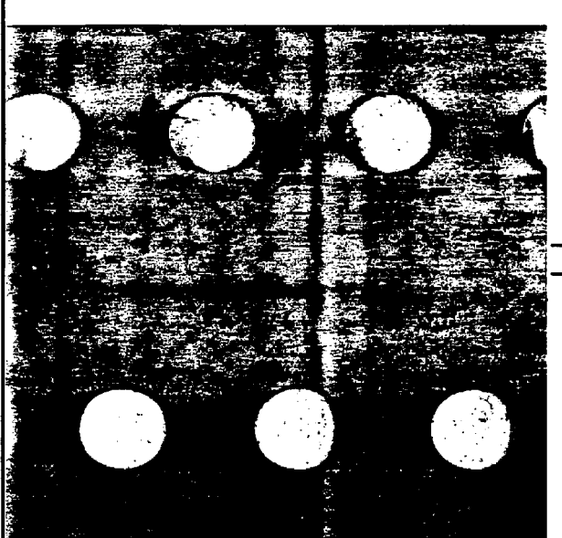
RECEIVED OF _____

FOR _____

BOOK 9749 PG 59

| | | |
|---|---|---|
| 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
155500.00
CON TX 575.35
PRFEE 1.00
WDEED 12.00
TOTAL 588.35
CHECK 588.35
08/02/95 01 10:53 0001 7714

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0085117
IDENTIF. ↑ REFERENCE

95 AUG -2 AM 10:48
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 936748