BOOK 9762 PG 615

STATE OF TENNESSEE
COUNTY OF DAVIDSON

95-1252

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,700.00

Christopher John Casa Santa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August 19 95.

Janis L. Duree
Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/23/98

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075
NAME ADDRESS

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher John Casa Santa | Owner | 16 |
| (NAME) 309 View Ridge Drive | (NAME) | 214 & 224 |
| (STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072 | (STREET ADDRES) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas C. Rittenberry and wife, Brenda J. Rittenberry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher John Casa Santa and Patricia Beasley

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:

See exhibit A attached hereto and made a part hereof.

95 AUG 15 AM 9:08
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0089662

2645 08/15 0101 03CHECK 219.09

This is unimproved property known as Ridgerunner Court, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hands this 11th day of August, 19 95.

Thomas C. Rittenberry by Brenda J. Rittenberry Attorney in Fact.
Thomas C. Rittenberry

Brenda J. Rittenberry
Brenda J. Rittenberry

95-1252

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Brenda J. Rittenberry, to me known to be the person who executed the foregoing instrument on behalf of Thomas C. Rittenberry, and who acknowledged that he/she executed the same as the free act and deed of the said Thomas C. Rittenberry.

Witness my hand and official seal at Goodlettsville Tennessee, this 11th day of August, 1995

NOTARY PUBLIC

My Commission Expires: 5/23/98.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ Brenda J. Rittenberry

the bargainor~~XX~~, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~XXXX~~ she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 11th day of August, 19 95.

My commission expires 5/23/98

Notary Public Janis L. Duree

File No.: 95-1252

BOOK 9762 PG 617

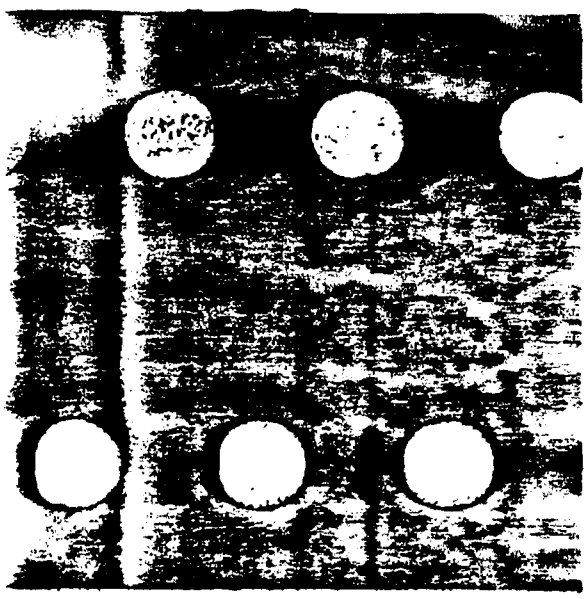
ATTACHMENT

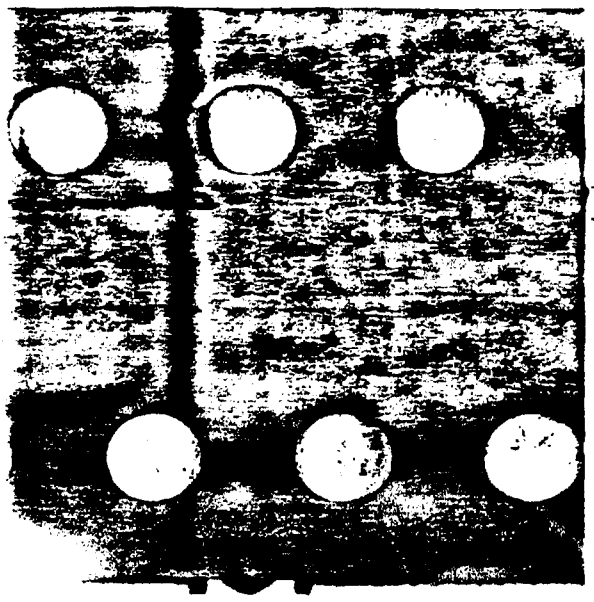
Tract One: Being Lot No. 37 on the Plan of Ridgeview Estates, Section II, Phase II, of record in Plat Book 6200, page 692, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Tract Two: Land in Davidson County, Tennessee, described according to a survey by William M. Keel, dated December, 1987, and revised April 28, 1988, as follows:

Beginning at an iron pin in the southerly margin of the cul-de-sac at the end of Ridgerunner Court, said pin being the northeast corner of Lot No. 37 on the Plan of Ridgeview Estates, Section 2, Phase 2, of record in Plat Book 6200, page 692, Register's Office for Davidson County, Tennessee; thence along a curve to the left (R=50 feet; I=52 degrees 14 minutes 46 seconds) a distance of 45.59 feet to an iron pin; thence South 66 degrees 33 minutes 36 seconds East, 197.56 feet to an iron pin in the westerly boundary line of the property conveyed to Walter Kranz, et ux, by deed of record in Book 4652, page 929, Register's Office for Davidson County, Tennessee; thence South 01 degrees 55 minutes 41 seconds West, 639.96 feet to an iron pin; thence, North 82 degrees 31 minutes 45 seconds West, 113.46 feet to an iron pin; thence, North 33 degrees 37 minutes 42 seconds West, 400.00 feet to an iron pin at the southeast corner of Lot No. 37; thence, North 22 degrees 23 minutes 03 seconds East, 369.67 feet to the point of beginning.

Being the same property conveyed to Thomas C. Rittenberry and wife, Brenda J. Rittenberry, partly by deed of record in Book 7545, page 958, and partly by deed of record in Book 7545, page 961, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 9762 PG 618

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

MAMT 55700.00
CON TX 206.09
PRFEE 1.00
MDEED 12.00
TOTAL 219.09
CHECK 219.09
08/15/95 01 09:10 0001 2645

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0089662
IDENTIF. ↑ REFERENCE

95 AUG 15 AM 9:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 941629