File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 9779 PG 646

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#13333

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ELAINE C. SPAULDING	FIRST TENNESSEE BANK	131-6-E
(NAME)	(NAME)	
221 Boxmere Place	P.O. Box 351	221
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Memphis, Tennessee 38101	7DA91638
(CITY) (STATE) (P. O. 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, ADRIENNE W. MULLIN RITZEN, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELAINE C. SPAULDING, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 221, together with the appurtenant interest in the common elements of Burton Hills, Village of Boxmere, Phase I, a Condominium, a horizontal property regime established by Master Deed, of record in Book 6666, page 749, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Tract No. 7 on the Plan of Burton Hills of record in Plat Book 6250, page 649, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Adrienne W. Mullin, unmarried by deed from Equitable Relocation Management Corporation, an Illinois Corporation of record in Book 7187, page 448, said Register's Office. The said Adrienne W. Mullin having since married.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6517, page 522, amended in Book 6778, page 536, Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, and in Book 6921, page 226; (3) Easements of record in Book 3702, page 250, and in Book 4298, page 491; (4) Charters of record in Book 6665, page 6, amended in Book 6921, page 218, Book 6517, page 505, amended in Book 6921, page 216, Book 6517, page 511, amended in Book 6921, page 214, and Book 6665, page 1, amended in Book 6921, page 210; (5) Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411, and in Book 7147, page 416; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 649, said Register's Office.

This is not now, nor has it ever been the principal resident of Charles Ritzen, spouse of Adrienne W. Mullin Ritzen.

unimproved (XX)
This is improved ( ) property, known as 221 Boxmere Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 23rd day of August, 1995

Adrienne W. Mullin Ritzen by

~~ADRIENNE W. MULLIN RITZEN~~
BY: GEORGE E. MUDTER, JR., ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE E. MUDTER, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said ADRIENNE W. MULLIN RITZEN and is authorized by the said ADRIENNE W. MULLIN RITZEN to execute this instrument on her behalf.

Witness my hand, at Office, this 23rd day of August, 1995.

Adrienne W. Ritzen
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: 11-28-98

STATE OF TENNESSEE
COUNTY OF Davison

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,000.00

Elaine C. Spaulding
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 1995.

MY COMMISSION EXPIRES: 11-28-98 (AFFIX SEAL)

Adrienne W. Ritzen
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

IDENTIFICATION REFERENCE 009529

95 AUG 31 AM 10:04
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

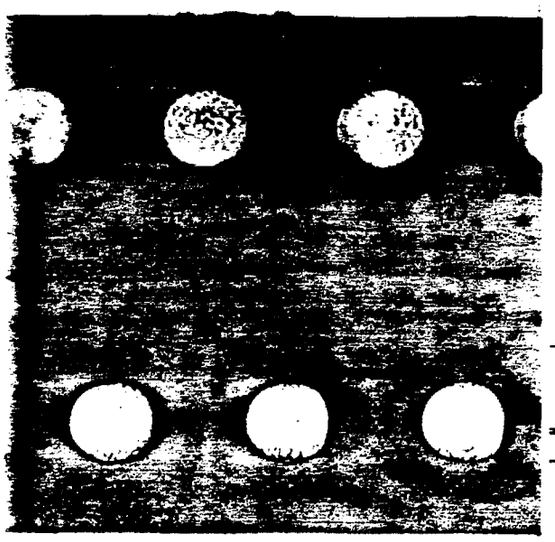
WARRANTY DEED

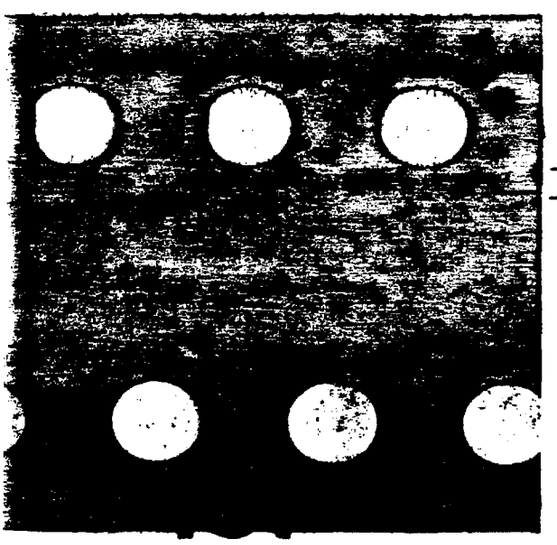
FROM ADRIENNE W. MULLIN RITZEN

TO ELAINE C. SPAULDING

8748 08/31 0101 03CHECK 427.10

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9779 PG 648

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 113000.00
CON TX 418.10
PRFEE 1.00
MDEED 8.00
TOTAL 427.10
CHECK 427.10

08/31/95 01 10:03 0001 8748

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0095297
IDENTIF. ↑ REFERENCE

95 AUG 31 AM 10: 04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 947664