BOX 15.

BOOK 9804 PG 59

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: May 25, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy L. Sadler	Third National Bank in Nashville	MAP 103-3 #96
(NAME)	(NAME)	
5108 Idaho Avenue	P. O. Box 305110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37230-5110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Gregory K. Ritchey and wife, Jo Anne Ritchey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy L. Sadler and wife, Heidi J. Sadler

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:

Land in Davidson County, Tennessee being the westerly 60 feet of the Southerly 150 feet of Block No. 19 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

Said part of Block No. 19 fronts 60 feet on the northerly side of Idaho, formerly 5th Avenue, and runs back between parallel lines, with the margin of 52nd Avenue North, formerly 11th Street, 150 feet to an alley.

Being the same property conveyed to Gregory K. Ritchey and wife, Jo Anne Ritchey by deed from Bill Clanton and wife, Nancy A. Clanton of record in Book 7459, page 955, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

0104271
IDENTIFICATION REFERENCE

95 SEP 22 PM 3:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3321 09/22 0101 03CHECK 492.50

Unimproved / This is improved X (check if applicable) Property is: 5108 Idaho Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 21st day of September 19 95

Gregory K. Ritchey

Jo Anne Ritchey

BOX 15

BOOK 9804 PG 60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Gregory K. Ritchey and wife, Jo Anne Ritchey

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of September 1995.

Commission expires May 25, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

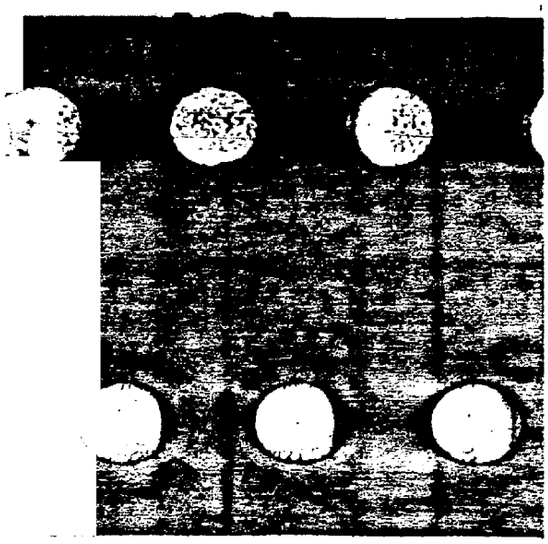
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

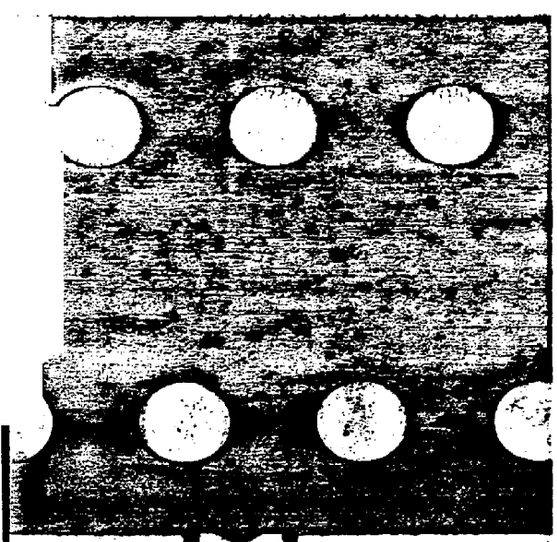
My commission expires _____

Notary Public

Warranty Deed from Gregory K. Ritchey and wife, Jo Anne Ritchey, to Timothy L. Sadler and wife, Heidi J. Sadler.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215





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

RECEIVED OF _____

FOR _____

BOOK 9804 PG 61

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 128000.00
CON TX 473.60
PRFEE 1.00
WDEED 8.00
TOTAL 482.60
CHECK 482.60

09/22/95 01 15:32 0001 8321

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0104271
IDENTIF. & REFERENCE

95 SEP 22 PM 3:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 957142