26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	AP-PARCEL NOS.
Tara E. Cavazos	NEW OWNER	
147 Brookfield Avenue		Map 139-09-0
Nashville, TN 37205		Parcel 016.00

This instrument prepared by: Robert J. Notestine III Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Bernice N. Ritt, widow (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Tara E. Cavazos (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 14 of Block "C" on the 2nd Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, page 62, Register's Office for said County.

Said Lot No. 14 of Block "C" fronts 125 feet on the southerly side of Brookfield Avenue and runs back 162.50 feet on the easterly line and 163.26 feet on the westerly line to a dead line, measuring 125 feet thereon.

Being the same property conveyed to Ira Mahlon Ritt and wife, Bernice N. Ritt by Warranty Deed from Victor S. Johnson and wife, Nancy M. Johnson of record in Book 2103, Page 239, said Register's Office for Davidson County, Tennessee.

The said Ira Mahlon Ritt has since died on November 19, 1988, and upon his death, title was vested in Bernice N. Ritt as the sole surviving tenant by the entirety. The Last Will and Testament of Ira Mahlon Ritt was filed in the Probate Court of Davidson County, Tennessee, Case No. 91853

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 147 Brookfield Avenue, Nashville, Tennessee 37205.

96 FEB -5 PM 1:32
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0147299
IDENTIF. ← REFERENCE

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $125,000.00.
[
[
[Subscribed and sworn to before me this
[25th day of January, 1996.
[
[
[My Commission Expires
[

Affiant

Notary Public

MELISA SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25th day of January, 1996.

Bernice N. Ritt

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 **Bernice N. Ritt**, the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of January, 1996.

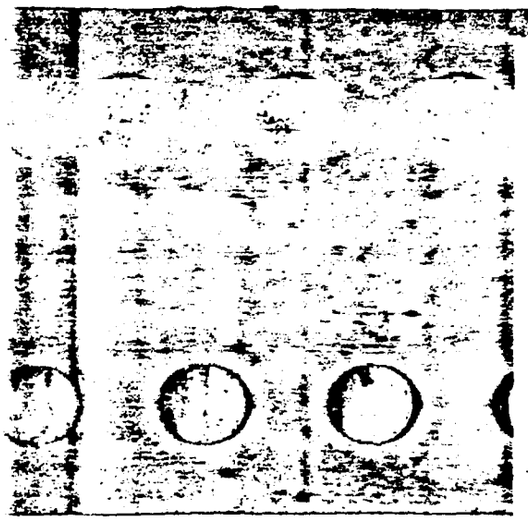
NOTARY PUBLIC

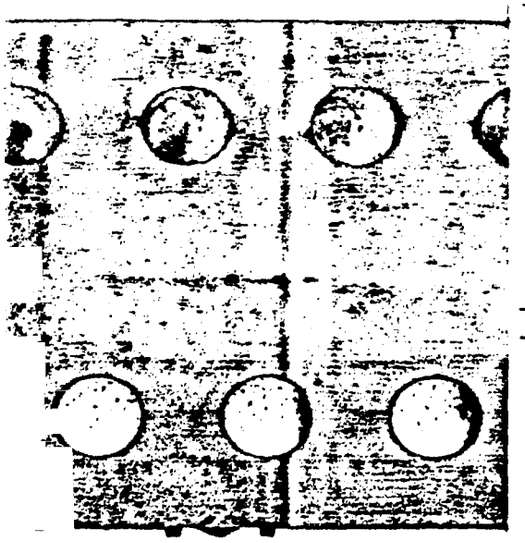
MELISA SMITH
Notary Public, Davidson County, TN
My Comm. Expires July 26, 1997

My Commission Expires:

MELISA SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

01/01/05 03CHECK 471.50





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

RECEIVED OF _____

FOR _____

BOOK 9938 PG 217

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
125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50
02/05/96 01 13:36 0001 4718

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 014,7299

96 FEB -5 PM 1:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1002947