BK. 10003 PG 284



STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
The actual consideration or value, whichever is greater, for this transfer is $ 134,000.00 .

Affiant

Subscribed and sworn to before me this 29TH day of March, 1996.

Notary Public

My Commission Expires: 1/25/97

This instrument prepared by:
DONALD GREGORY
ATTORNEY AT LAW
346 21st Avenue North
Nashville, TN 37203
Phone: (615) 321-3181

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
DONALD V. and KIM A. TRUSTY-JONES 3615 Rainbow Place Nashville, TN 37204	FTB Mortgage & Service and/or their successors & assigns as their interest may appear. PO Box 80140 Atlanta, GA 30366	118-14-75

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED THIRTY-FOUR THOUSAND and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WILLIAM K. RITTER,III and wife, VICKI LYNN PRICE RITTER, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DONALD V. JONES and wife, KIM A. TRUSTY-JONES, hereinafter called the Grantees, their successors and assigns, a certain tract of land Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the south 35 feet rear of Lot No. 29 and the North 37 feet 7 1/2 inches front and 29 feet rear of Lot No. 30 on the Map of Marengo Park, Section "C", of record in Book 1130, Page 21, Register's Office for said County.
>
> Said parts of said lots ajoin and front together 72 feet 7 inches on the westerly side of Rainbow Road and run back between lines, 215.3 feet, more or less, on the north line of said part of Lot No. 29 and 222.2 feet, more or less, on the scuth line of said part of Lot No. 30, to a dead line in the rear on which they measure 60 feet 7 1/2 inches.
>
> Being the same property conveyed to William K. Ritter, III, and wife, Vicki Lynn Price Ritter by Warranty Deed from Sid O'Berry and wife, Frieda G. O'Berry, of record in Book 7270, page 494, Register's Office for Davidson County, Tennessee.

This is improved property known as 3615 Rainbow Place, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their successors and assigns, forever; and Grantor does covenant with said Grantees 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 otherwise herein set out; Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 29 day of March, 1996.

William K. Ritter, III
WILLIAM K. RITTER, III

BOOK 10003 PG 285

Vicki Lynn Ritter
VICKI LYNN RITTER

State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named **WILLIAM K. RITTER, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he signed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 29TH day of March, 1996.

Charles E. Lee, Jr.
NOTARY PUBLIC

My Commission Expires: 1/25/97

State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named **VICKI LYNN RITTER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that She signed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 29TH day of March, 1996.

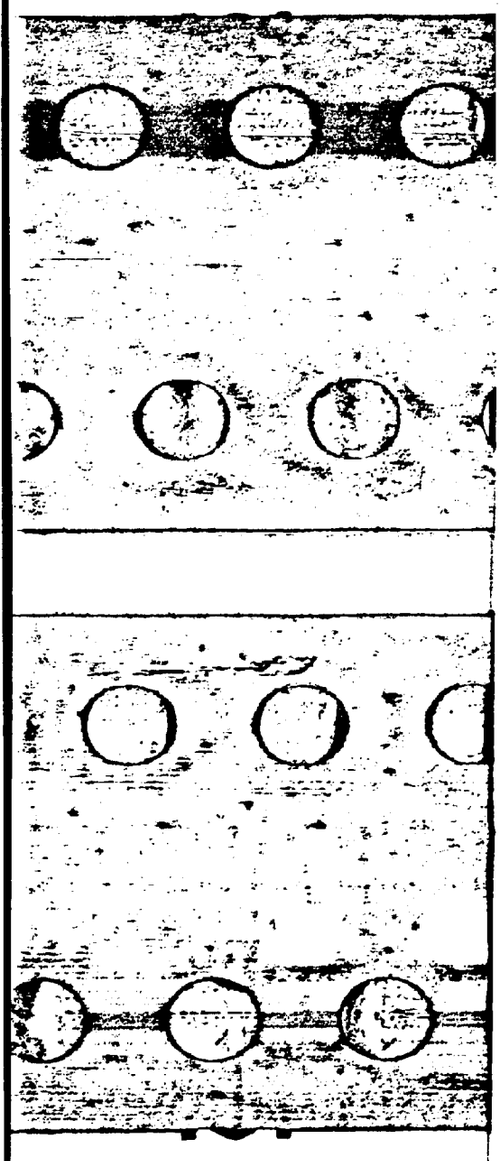
Charles E. Lee, Jr.
NOTARY PUBLIC

My Commission Expires: 1/25/97

96 APR -3 PM 1:53
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0167396
IDENTIF. & REFERENCE

6223 04/03 0101 03CHECK 504.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10003 PG 286

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
134000.00
CON TX 495.80
PRFEE 1.00
MDEED 8.00
TOTAL 504.80
CHECK 504.80

04/03/96 01 13:59 0001 6223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167396
IDENTIF. & REFERENCE

96 APR -3 PM 1:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1024218