File Box 51-A

BOOK 10083 PG 405

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,750.00

Thomas W. [illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June 19 96

[illegible]
Notary Public

MY COMMISSION EXPIRES: June 19 [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Edward Ritchey (NAME)	SAME (NAME)	162-9C
708 Apple Court (ADDRESS)	(ADDRESS)	708CO
Nashville, TN 37211 (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, Ernestine G. Thibodeaux unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Edward Ritchey unmarried

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:

Being Unit No. A, located on Lot No. 18, on the Plan of Cedarwood Condominiums, Phase III, Revised according to the Master Deed of record in Book 5707, page 121, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 349, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Ernestine G. Thibodeaux by deed from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 9201, page 972, Register's Office for Davidson County, Tennessee.

COVENANTS, CONDITIONS, AND RESTICTIONS AS CONTAINED IN THE MASTER DEED FOR Cedarwood CONDOMINIUMS AS RECORDED IN BOOK 5707, PAGE 121, REGISTER'S OFFICE FOR SAID COUNTY.

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

IDENTIF. ↑ REFERENCE 019660

96 JUN 11 PM 3:23

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 708 Apple Court, Nashville, TN 37211
(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 my hand this 11th day of June 19 96

Ernestine G. Thibodeaux, by Christine R. Westbrock, Atty in fact

Ernestine G. Thibodeaux
by Christine R. Westbrock
Attorney in Fact

BOOK 10083 PG 406

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 Ernestine G. Thibodeaux

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 Brentwood, Tennessee, this _____ day of _____ 19____.

Commission expires July 27, 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

STATE OF TENNESSEE
COUNTY OF Williamson

On this, 11th day of June, 96, personally appeared before me, Christine R. Westbrock, 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" of Ernestine G. Thibodeaux and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 11th day of June, 19 96

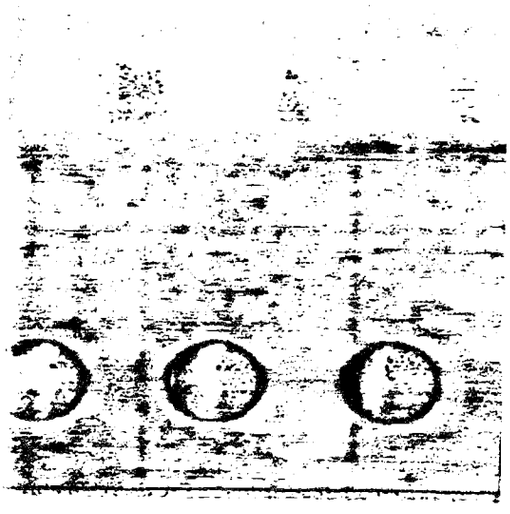
My commission expires 7/27/96

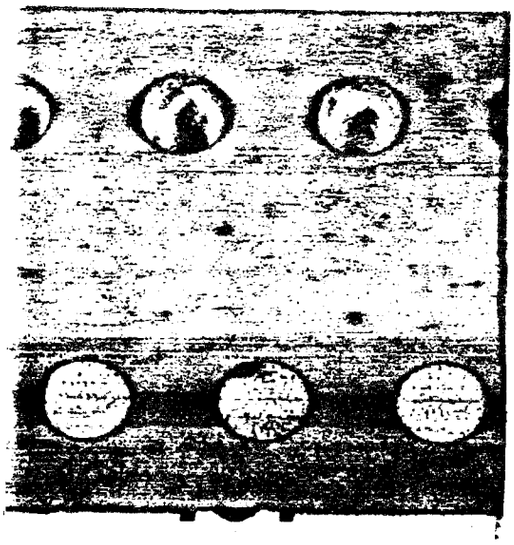
_____
Notary Public

LINDA S. HARRIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

2319 06/11 0101 03CHECK

159.78





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

RECEIVED OF _____

FOR _____

BOOK 10083 PG 407

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 40750.00
CON TX 150.78
PRFEE 1.00
WDEED 8.00
~~TOTAL 159.78~~
~~CHECK 159.78~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/11/96 01 15:27 0001 2319

0191660
IDENTIF. ↑ REFERENCE

96 JUN 11 PM 3:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1050154