THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
214 Second Avenue, North
Suite 300
Nashville, Tennessee 37201
(615) 255-2191

**SPECIAL WARRANTY DEED**

BOOK 11079 PAGE 39

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: | |
|---|---|---|---|
| CHARLES A. RITZEN<br>813 SNEED ROAD WEST<br>Franklin, Tennessee 37064 | SAME | Map:<br>Group:<br>Par: | 103-16<br>B<br>30.06 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is Ninety-Three Thousand Dollars ($93,000.00).

SUBSCRIBED AND SWORN to before me this 24th day of August, 1998.

Karen Ballard Hayes
Notary Public

KAREN BALLARD HAYES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
Sept. 2001

1222 08/24 0101 03CHECK 355.10

FOR AND IN CONSIDERATION of the sum of Ninety-Three Thousand Dollars ($93,000.00), the receipt of which is hereby acknowledged, THE ESTATE OF JULIET RAGLAND SHAW, FIRST AMERICAN NATIONAL BANK, Executor, hereinafter "GRANTOR," has this day bargained and sold and does hereby transfer and convey unto CHARLES A. RITZEN, hereinafter "GRANTEE," his heirs and assigns, certain real property located in Davidson County, Tennessee more particularly described as follows:

A certain condominium in Davidson County, Tennessee, being Unit No. 307 as shown on the Plat of Windsor Tower of record in Book 5200, page 71, Register's Office for said County, together with an undivided .503% interest in common elements of 4215 Harding Road Homeowner's Association as described in Book 5313, page 338, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Juliet L. Ragland, by deed from James R. (Duke) Kennedy, of record in Book 9990, 851, Register's Office for Davidson County, Tennessee. The said Juliet L. Ragland, a/k/a Juliet Ragland Shaw, having since died testate, and by will of record in Will Book 217, page 32, Probate Court of Davidson County, Tennessee, First American Trust Company was given full power to convey property as Executor.

PICK-UP

98 AUG 24 PM 3:35
FELIX Z. LASSITER REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0078909

Said property is conveyed subject to the following limitations, restrictions and encumbrances:

(a) Subject to all matters shown on the plan of record in Plat Book 5200, page 71, Register's Office for Davidson County, Tennessee.

(b) By-Laws and Master deed of record in Book 5313, page 338, Register's Office for Davidson County, Tennessee.

(c) Charter of 4215 Harding Road Homeowners Association of record in Book 5256, page 683, Register's Office for Davidson County, Tennessee.

(d) Subject to rights of others in and to common areas.

(e) Subject to 1998 property taxes, a lien, but not yet due and payable.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor but not otherwise.

**WITNESS** its hand this 24th day of August, 1998.

**THE ESTATE OF JULIET RAGLAND SHAW,**
**FIRST AMERICAN NATIONAL BANK,**
**Executor**

**By:** _____
**Douglas Kirby, Vice President**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, _____, of the State and County aforesaid, personally appeared DOUGLAS KIRBY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Vice President of FIRST AMERICAN NATIONAL BANK, Executor of the Estate of Juliet Ragland Shaw, the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him as Vice President.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 24th day of August, 1998.

_____
NOTARY PUBLIC

My Commission Expires:

11/24/01

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

RECEIVED OF _____

FOR _____

BOOK 11079 PAGE 41

| | | |
|---|---|---|
| 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 93000.00
CON TX 344.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 355.10
CHECK 355.10

08/24/98 01 15:36 0001 1222

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

IDENTIF. ◆ REFERENCE 0478909

98 AUG 24 PM 3:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1336713