WARRANTY DEED

BOOK 11156 PAGE 807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 1998.

Notary Public

MY COMMISSION EXPIRES: May 24, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gene A. Sardon	Gene A. Sardon ~~Union Planters Bank, National Association~~	**150-12-B26**
(NAME) **3805 Park Royal Lane**	(NAME) 11801 Rockeye Road ~~P.O. Box 3137~~	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Cleveland, OH 44130 ~~Memphis, TN 38173-0137~~	
(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, **James J. Ritz and wife, Suzanne M. Ritz**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gene A. Sardon and wife, Willa P. Sardon**, 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 Lot No. 26 on the Plan of Kensal Green Section 1 of record in Plat Book 7900, Page 593, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James J. Ritz and wife, Suzanne M. Ritz by deed of record in Book 9675, Page 439, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Suzanne M. Ritz by James J. Ritz as her Attorney-In-Fact pursuant to be recorded Power of Attorney of record in Book 11156 Page 806 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ■ property, known as **3805 Park Royal Lane, Antioch, TN 37013**
(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.

0500015
IDENTIFICATION REFERENCE

98 OCT 15 AM 9:48
REGISTER
DAVIDSON COUNTY, TN.

3685 10/15 0101 03CHECK 928.60

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED

Witness my/our hand(s) this 9th day of October, 1998.

James J. Ritz

Suzanne M. Ritz

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 James J. Ritz the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10/9/98.

Notary Public

Commission expires: 5/26/2002

ELIZABETH E. TRIPLETT NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

State of Tennessee
County of Davidson

On this 9th day of October, 1998 before me personally appeared James J. Ritz, the person who executed the foregoing instrument on behalf of Suzanne M. Ritz and acknowledged that he executed the same as the free act and deed of the said Suzanne M. Ritz, through Power of Attorney granted James J. Ritz by the said Suzanne M. Ritz

Commission expires: 5/26/2002

Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

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

RECEIVED OF _____

FOR _____

BOOK 11156 PAGE 809

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 248000.00
CON TX 917.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 928.60
CHECK 928.60

10/15/98 01 09:50 0001 3685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05000015
IDENTIFICATION REFERENCE

98 OCT 15 AM 9:48

BILL ... REGISTER
DAVIDSON COUNTY, TN.

No. 1358916