WARRANTY DEED

BOOK 11168 PAGE 15

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: April 22 AT 2001
(AFFIX SEAL)

LORYN N. WESTBROOK NOTARY PUBLIC OK WILLIAMSON COUNTY TN LARGE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan H. Altizer (NAME)	Capital Bank & Trust Company (NAME)	MAP 142-13A
7048 Northridge Drive (ADDRESS)	1820 West End Avenue (ADDRESS)	PARCEL 25
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Paul Elliott Johnston, Jr. and wife, Laura Ann Johnston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan H. Altizer and wife, Amanda R. Altizer

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. 25 on the Plan of Riverside, Phase I, a Planned Unit Development, as of record in Book 6900, pages 490, 491 and 492, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Together with an undivided percentage interest in the common elements (as defined in the Declaration of Easements and Restrictive Covenants for Riverside) appertaining to said Unit and all other rights, powers, privileges and interests appertaining to said lot pursuant to the Restrictive Covenants.

Being the same property conveyed to Paul Elliott Johnston, Jr. and wife, Laura Ann Johnston, by deed from Rochford Realty and Construction Co., Inc., of record in Book 8182, page 339, Register's Office for Davidson County, Tennessee.

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

98 OCT 23 PM 3:57
REGISTER
DAVIDSON COUNTY, TN.

0503290
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 7048 Northridge Drive, Nashville, TN 37221
(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 our hand s this 20th day of October 19 98

Paul Elliott Johnston, Jr.

Laura Ann Johnston

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 Paul Elliott Johnston, Jr. and wife, Laura Ann Johnston

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of October, 1998.

Commission expires April 22, 2001

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

7172 10/23 0101 03CHECK 621.50

Warranty Deed from Paul Elliott Johnston, Jr. and wife, Laura Ann Johnston, to Ryan H. Altizer and wife, Amanda R. Altizer.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

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

RECEIVED OF _____

FOR _____

BOOK 11168 PAGE 17

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 165000.00
CON TX 610.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 621.50
CHECK 621.50

10/23/98 01 15:59 0001 7172

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0503290
IDENTIF. # REFERENCE

98 OCT 23 PM 3:57
BILL GARDNER REGISTER
DAVIDSON COUNTY, TN.

No. 1362364