THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 242,725.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 29th day of December, 1998

Notary Public

My Commission Expires: 9-29-2001

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Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CHARLES JASON RITZEN 1106 Glenwood Avenue Nashville, Tennessee 37204	SAME	MAP 131-4 PARCEL 264

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY TWO THOUSAND SEVEN HUNDRED TWENTY FIVE AND NO/100-- ($ 242,725.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, LINDA L. ROGHAAR, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto CHARLES JASON RITZEN AND CHARLES ADKINS RITZEN

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 Lot No. 44 in M.N. Young's Parkview Subdivision, a plan of which is of record in Book 547, page 173, Register's Office for Davidson County, Tennessee.

SAID Lot No. 44 fronts 100.0 feet on the northerly side of Glenwood Avenue and runs back between parallel lines 164.0 feet to a dead line.

BEING the same property conveyed to Linda L. Roghaar, unmarried, by deed from Michael L. Miller and wife, Cynthia J. Safdie, of record in Book 8280, page 594, Register's Office for Davidson County, Tennessee.

053532708
IDENTIF. ← REFERENCE

99 JAN -5 AM 8:38

MITCHELL A. WATTS REGISTER DAVIDSON COUNTY, TN.

B472 01/05 0101 03CHECK 909.36

This is improved property known as 1106 Glenwood Avenue, Nashville, Tennessee 37204

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.

GRANTOR COVENANTs with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of M.N. Young's Parkview Subdivision of record in Book 547, page 173, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29th day of December, 19 98.

Linda L. Roghaar

LINDA L. ROGHAAR

by Mark Deutzch
Atty-in-Fact

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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____ , 19 ____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 ____.

My Commission Expires: _____ Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared Mark Deutschmann to me known to be the person who executed the foregoing instrument in behalf of Linda L. Roghaar and acknowledged that he executed the same as the free act and deed of the said Linda L. Roghaar.

WITNESS my hand and seal this 28th day of December, 1998.

Notary Public

My commission expires: 9/29/2001

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

CAMT
242725.00
CON TX 898.36
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 909.36
CHECK 909.36

01/05/99 01 08:36 0001 8472

0532708
IDENTIF. ↑ REFERENCE

99 JAN -5 AM 8:38
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407865