6

This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

BOOK 11391 PG. 786

ADDRESS NEW OWNER:
LINDA A. RITTER
3433 Golf Club Lane
Nashville, Tennessee 37215

SEND TAX BILL TO:
To Mortgagee

MORTGAGEE:
CTX MORTGAGE COMPANY
P. O. Box 199000
Dallas, Texas 75219-9000

MAP 117-7-F
PARCEL 22

0897 03/19 0101 03CHECK 636.30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **W. N. TUNE and wife, WILLO C. TUNE,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **LINDA A. RITTER, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 22, together with the appurtenant interest in the common elements of Brighton Court Condominiums, a horizontal property regime established by Master Deed of record in Book 6629, Page 532, as amended in Book 6912, Page 158, Register's Office for said County, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.
>
> Being the same property conveyed to W. N. Tune and wife, Willo C. Tune by Deed from Joseph W. McLean, Jr. of record in Book 9514 Page 125, Register's Office for Davidson County, Tennessee. (Incorrectly conveyed as Unit No. 2 of record in Deed Book 9514, Page 125, said Register's Office - correct description is Unit No. 22)
>
> This is improved property known as 3433 Golf Club Lane, Nashville, Tennessee 37215.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Restrictive Covenants of record in Master Deed of record in Book 6629, Page 532; By-Laws in Book 6629, Page 564; supplement to Master Deed of record in Book 6912, Page 158 and Book 691, Page 163, Register's Office for Davidson County, Tennessee.
2. Subject to the Plan of record in Book 547, Page 156, revised by Master Deed of record in Book 6629, Page 532; Book 6912, Page 158 and Book 691, Page 163, Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer and storm drainage of record in Book 4076, Page 513, and storm water detention agreement of record in Book 6436, Page 578, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTORS do further covenant and bind themselves their heirs

and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 16th day of March, 1999.

W. N. TUNE

WILLO C. TUNE

BOOK 1139 PG. 787

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **W. N. TUNE and WILLO C. TUNE**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of March, 1999.

NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $169,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of March, 1999.

NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

IDENTITY REFERENCE

05632714

FILED FOR REGISTER
WILSON COUNTY, TN.

99 MAR 19 AM 10:23

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11391 PG. 788

0563274

IDENTIFICATION REFERENCE

99 MAR 19 AM 10:23

BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.

MAMT
169000.00
ERR CO
MAMT
169000.00-
CAMT
169000.00
CON TX 625.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 636.30
CHECK 636.30

03/19/99 01 10:23 0001 0897

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440006