Prepared by and after Recording Return To:
Title Enterprises, LLC.
214 Centerview Drive, Suite 225
Brentwood, TN 37027

BOOK 11522 PG. 972

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joyce A. Breazeale** (hereinafter referred to as "Grantors") has this day bargained and sold and does hereby transfer and convey unto **Mark Wayne Ritchie and Thea Karen Ritchie** (hereinafter referred to as "Grantees"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 30 day of May, 1999.

Joyce A. Breazeale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Joyce A. Breazeale** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 1ST day of June, 1999.

Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE. MY COMMISSION EXPIRES: Aug. 16, 1999. BONDED THRU NOTARY PUBLIC UNDERWRITERS.

99 JUN 10 PM 3:04

05984485

06/10 03CHECK 487.78

BOOK 11522 PG. 973

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 127,780.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of June, 1999.

Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE. MY COMMISSION EXPIRES: Aug. 16, 1999. BONDED THRU NOTARY PUBLIC UNDERWRITERS.

MAP AND PARCEL NUMBERS: Map 86-04-0-A-11.00

ADDRESS NEW OWNER:
Mark Wayne Ritchie and Thea Karen Ritchie
301 Oak Crest Court
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
Same

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 70 on the Plan of Oakcrest, Phase 1-B, of record in Book 6900, page 385, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joyce A. Breazeale by Deed from Rose C. Lowrey and husband, Ira E. Lowrey, Jr., dated October 21, 1993 and recorded October 21, 1993 in Book 9122, page 928, Register's Office for Davidson County, Tennessee.

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 11522 PG. 975

0598485

INSTRUMENT REFERENCE

99 JUN 10 PM 3:05

DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

CAMT	127780.00
CON TX	472.78
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	487.78
CHECK	487.78

06/10/99 01 15:08 0001 8245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1472703