0615714

IDENTIF. + REFERENCE

99 JUL 26 PM 12:27.

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 41130
Dav. Co. File: Box 8

BOOK 11587 PG. 249

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Seth H. Ritter Robin K. Ritter 6541 Chessington Drive Nashville, TN 37221	Countrywide Home Loans 718 Thompson Lane, Suite 114 Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 155-08-C-229

WARRANTY DEED
[Corporate]

FOR AND IN CONSIDERATION of the sum of **$ 220686.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Landmark Management Corporation**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Seth H. Ritter and spouse, Robin K. Ritter,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 229 on the Plan of Poplar Creek Estates, Phase Two, of record in Plat Book 6900, pages 339-347 amended by Change of Survey Monumentation of record in Book 7900, pages 888 & 889, Register's Office for said County.

SAID Lot No. 229 fronts 65 feet on the westerly margin of Chessington Drive and extends back 133.8 feet on the northerly line and 132.30 feet on the southerly line to a dead line in the rear, measuring 90.09 feet thereon.

BEING part of the same property conveyed to Landmark Management Corporation by deed from Lee Chira, Trustee, with full power to sell, transfer, assign, convey and encumber without the joinder of any beneficiary of record in Book 10987, page 936, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 339-347 as amended by Change of Survey Monumentation of record in Book 7900, pages 888 & 889, said Register's Office, which Plan shows a 20 foot minimum building setback line from Chessington Drive, together with a designated building site and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and 2.5 X 25 foot utility anchor easements located on the northeasterly and southeasterly front corners of said lot line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 6474, page 346, Book 6486, page 587, Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 6541 Chessington Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of July, 1999.

Landmark Management Corporation

By: _____, VP
Title:

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared Michael A. Hartley _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Landmark Management Corporation, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 23rd day of July, 1999.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-29-2000

My Commission Expires: _____

_____
Notary Public

[illegible] 23.54

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 220686.00

_____
Affiant

Sworn and subscribed before me on the 23rd day of July, 1999.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-29-2000

My Commission Expires: _____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11587 PG. 251

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

06157 14
IDENTIF. ◆ REFERENCE

99 JUL 26 PM 12:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	220686.00
CO TX	810.54
PRFEE	1.00
MOTX	5.00
CFEE	3.00
TOTAL	827.54
CHECK	827.54

[illegible] CO 12:31 0001 6822

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495103