PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 41031
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Juarez Angela F. Griffin 217 Wauford Drive Nashville, TN 37211	First Republic Mortgage Corporation 3212 West End Ave., Suite 500 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 147-06-037

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 147000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Seth H. Ritter and spouse, Robin K. Ritter,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John Juarez and Angela F. Griffin, as joint tenants, with rights of survivorship,** 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. 104 on the Revised Plan of Caldwell Hall, Section I of record in Plat Book 2900, pages 57, 58 & 59, Register's Office for said County.

SAID Lot No. 104 fronts 80.00 feet on the broken southerly margin of Wauford Drive and extends back 158.3 feet on the westerly line and 157.8 feet on the easterly line to a dead line in the rear, measuring 79.6 feet thereon.

BEING the same property conveyed to Seth H. Ritter and wife, Robin Ritter by deed from Paul E. Painter and wife, Janet D. Painter of record in Book 7072, page 222, 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 2900, Pages 57, 58 & 59, said Register's Office, which Plan shows a 40 foot minimum building setback line from Wauford Drive and a 10 foot easement for public utility purposes along the rear line of said lot; Restrictive covenants of record in Book 2929, page 117, Book 2997, page 93, said Register's Office.
This is improved property, known as: 217 Wauford Drive, Nashville, TN 37211

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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs 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.

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

Seth H. Ritter

Robin K. Ritter

State of Tennessee
County of Davidson

On this 23rd day of July, 1999, before me the undersigned authority, personally appeared **Seth H. Ritter** and **Robin K. Ritter**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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: $ 147000.00

Affiant

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

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

06157241

IDENTIF. → REFERENCE

99 JUL 26 PM 12:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

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0615724
IDENTIF. ↑ REFERENCE

99 JUL 26 PM 12:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CHGT
147000.00
CO TX 543.50
PRFEE 1.00
MISC 5.00
CFEE 2.00
TOTAL 554.50
CHECK 554.50
07/26/99 01 12:38 0001 6832

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495113