U623645
IDENTIF. → REFERENCE
99 AUG 12 PM 1:07
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

BOOK 11617 PAGE 297

Escrow No. & Ref: (sk) Title No: 41159
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard L. Meckfessel Kerry E. Meckfessel 14 Northumberland Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 130-12-021

WARRANTY DEED

5378 08/12 0101 03CHECK 2882.50

FOR AND IN CONSIDERATION of the sum of **$ 775,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Theodore F. Ritzer and Carolyn P. Ritzer,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard L. Meckfessel and spouse, Kerry E. Meckfessel,** 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. 21 on the Plan of Northumberland of record in Plat Book 6250, pages 128 & 129 amended in Book 6386, page 194 by Surveyors Certificate of Correction, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Theodore F. Ritzer and Carolyn P. Ritzer, husband and wife, by deed from NationsBank of Tennessee, a Tennessee banking corporation, formerly known as Sovran Bank/Tennessee of record in Book 8603, page 503, Register's Office for said County. By Quitclaim Deed of record in Book 9930, page 534, said Register's Office, the said Theodore F. Ritzer and Carolyn P. Ritzer, husband and wife conveyed subject property to Theodore F. Ritzer and Carolyn P. Ritzer, as tenants in common.

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 6250, Pages 128 and 129 as corrected by Surveyor's Certificate of Correction of record in Book 6386, page 194, said Register's Office, which Plan shows a 30 foot minimum building setback line from Northumberland, together with a designated building site and a recreation facility easement line easement along the southerly line and a 40 foot public utility, drainage and private use facility with an 8 inch sewer line lying therein, along a portion of the westerly line ; The Declaration of Covenants, Conditions and Restrictions of record in Book 6377, page 18, re-recorded in Book 6545, page 799, Book 7665, page 468, Book 6377, page 33, Book 6545, page 815, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Easement and rights retained by Northumberland Development Company and granted to Northumberland Homeowner's Association by instrument of record in Book 6794, page 578, said Register's Office.

This instrument is executed on behalf of Theodore F. Ritzer by Carolyn P. Ritzer as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 14 Northumberland, Nashville, TN 37215

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.

WITNESS THE EXECUTION HEREOF this 11th day of August, 1999.

Theodore F. Ritzer
Theodore F. Ritzer, By: Carolyn P. Ritzer, Atty-In-Fact

Carolyn P. Ritzer
Carolyn P. Ritzer

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State of Tennessee
County of Davidson

On this 11th day of August, 1999, before me the undersigned authority, personally appeared **Carolyn P. Ritzer**, 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 AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

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: $ 775,000.00

Affiant

Sworn and subscribed before me on the 11th day of August, 1999.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

Wldoc: Deed Wty—12/92

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 **Carolyn P. Ritzer**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Theodore F. Ritzer**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of August, 1999.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/16/99

EXHIBIT "A"
To
WARRANTY DEED

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FROM: Theodore F. Ritzer and Carolyn P. Ritzer

TO: Richard L. Meckfessel and Kerry E. Meckfessel

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Carolyn P. Ritzer
Carolyn P. Ritzer, Affiant

Sworn to and subscribed before me this

11th day of August, 1999.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

Wldoc: PAS Exhib WD—9/91

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11617 PAGE 300

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

0623645
IDENTIF. ↑ REFERENCE

99 AUG 12 PM 1:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAMT	775000.00
ERR CO	
MAMT	775000.00-
CAMT	775000.00
CON TX	2867.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	2882.50
CHECK	2882.50

08/12/99 01 13:06 0001 5378

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1503546