WARRANTY DEED



Instr:200005260052526 Page: 1 OF 3
REC'D FOR REC 05/26/2000 8:29:50AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $313.77

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 84,802.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF May, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Wisniewski (NAME)	New Owner (NAME)	MAP 150
4275 Central Pike (ADDRESS)	(ADDRESS)	PARCEL 233
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fred Ritter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary Wisniewski and Steven W. Harrison, tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Thelma Ritter joins in the execution of this instrument to convey her interest in the property, including homestead rights, as spouse of Fred Ritter.

unimproved ( )
This is improved (X) property, known as Map 150; Parcel 233, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 11th day of May, 2000

Fred Ritter

Thelma Ritter

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 Fred Ritter and wife, Thelma Ritter

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 2000

Commission expires 7/26/2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey Surveyor #823 dated April 11, 2000, and known as Job No. 000065, more particularly described as follows:

Beginning at an iron pin set on the westerly margin of Dogwood Valley Road, said point of beginning also being in the line of lot # 134 of the plan of Towne Village of The Country Section 2 of record in Book 5200, Page 176, R.O.D.C., TN; thence leaving lot 134 and continuing with the boundary line of said Towne Village of The Country Section 2 as follows S77°51'34"E passing the eastern margin of Dogwood Valley Road at 40' in all 161.43' to an iron pin set this survey; thence continuing with said subdivision S28°19'47"E 64.80' to an iron pin set this survey; thence continuing with same N78°51'17"E passing the westerly margin of Maple Ridge Drive at 240' in all 280.00' to an iron pin set on the easterly margin of Maple Ridge Drive; thence with the easterly margin of Maple Ridge Drive N10°47'03"W 9.76' to an existing iron pin; thence leaving the margin of said drive and continuing with the Towne Village of The Country Section 2 N78°51'17"E 149.65' to an iron pin set; thence leaving Towne Village of The Country Section 2 and with the line of Towne Village of The Country Section 4A of record in Book 6250, Page 20, R.O.D.C.,TN the following 2 calls N70°18'45"E 78.80' to an existing iron pin; thence N58°07'56"E 244.71' to an iron pin set; thence leaving said Section 4A and with the line of Belle Oaks Subdivision Phase 1 of record in Book 6900, Page 768, R.O.D.C., TN S00°59'20"W 428.83' to existing iron pin; thence leaving Belle Oaks Subdivison and with the line in part of Nellie L. McAdoo of record in Book 8535, Page 933, R.O.D.C., TN S03°11'52"E 219.08' to an iron pin set at a fence post; thence with the line of Daniel Lee Hall, Sr. of record in Book 8131, Page 431, R.O.D.C., TN S10°59'51"E 132.70' to an iron pin at a fence post; thence leaving Hall and with the line of the Albert L. Clark, Sr. Trustee property of record in Book 10377, Page 498, R.O.D.C., TN N86°13'55"W 1133.40' to an existing iron pin; thence leaving Clark and with the line of Lake Town Park Section 7 of record in Book 7900, Page 402, R.O.D.C., TN N80°30'36"W 309.03' to an iron pin set this survey; thence leaving Lake Town Park Section 7 and with the line of Towne Village of The Country Section 3 of record in Book 5200, Page 269, the following calls; N50°57'40"E 367.81' to an existing iron pin; thence N29°59'17"E 109.04' to an existing iron pin; thence N00°09'06"E 169.04' to an iron pin set in the line of said Towne Village of The Country Section 2; thence with the line of Towne Village of The Country Section 2 the following 3 calls N71°58'04"E 72.33' to an iron pin set this survey; thence S76°31'52"E 108.32' to an iron pin set this survey, the southeast corner of said lot 134 of Towne Village of The Country Section 2; thence with the line of lot 134 N12°08'26"E 2.69' to the point of beginning containing 15.56 acres more or less.

Being the same property conveyed to Fred Ritter described as Tract 2 in the deed from Beazer Homes, Corp. d/b/a Phillips Builders of record in Book 11204, page 888, said Register's Office, which tract is all of Map 150, Parcel 233.