PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law

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Brentwood, Tennessee 37027
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W & I Ref: (gj) Title No: 42235
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/09/01 10:24 2pgs
Fees:11.00 Taxes:564.25
20010409-0034379

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jefferson I. Ritchie MEgan K. Ritchie 5713 Murphywood Crossing Antioch, TN 37013	HomeSide Lending, Inc. P.O. Box 7198 Pasadena, CA 91109-7198

TAX MAP-PARCEL NUMBERS: 164-13-178

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Geoffrey S. Batcheler and spouse, Stephanie K. Batcheler,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jefferson I. Ritchie and spouse, Megan K. Ritchie, 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. 175 on the Plan of Asheford Crossing, Section Three of record in Plat Book 9700, page 545, 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 Geoffrey S. Batcheler and wife, Stephanie K. Batcheler by deed from Beazer Homes Corp, d/b/a/ Phillips Builders of record in Book 11380, page 744, 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 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 545, said Register's Office, which Plan shows the minimum building setback lines to be determined by Metropolitan Zoning Regulations; and a 10 foot easement for utility and drainage purposes along the rear and westerly portion of the northerly sideline; The Declaration of Covenants, Conditions and Restrictions of record in Book 9651, page 900, Bylaws in Book 9651, page 925, Book 9980, page 482, Book 10301, page 180, Book 10353, page 575, Book 10640, page 941, Book 10717, page 97, Instrument 20001018-0103441 , 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: 5713 Murphywood Crossing, Antioch, TN 37013

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 on March 26, 2001.

Geoffrey S Batcheler
Geoffrey S. Batcheler

Stephanie K. Batcheler
Stephanie K. Batcheler

State of MISSISSIPPI
County of LOWNDES

On MARCH 26, 2001, before me the undersigned authority, personally appeared Geoffrey S. Batcheler and Stephanie K. Batcheler, 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.

Geraldine (Jan) C. Knight
Notary Public

My Commission Expires: 6 13 2001

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: $ 152,500.00

Catherine M Woods
Affiant

Sworn and subscribed before me on April 6, 2001.

Notary Public

My Commission Expires: 6-13-2001

WIdoc. Deed WD QDoc