Davidson County DEEDWARR
Recvd: 03/22/02 10:21 2pgs
Fees:13.00 Taxes:649.99

20020322-0035287

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40687**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 175,672.50.** Mandy Baird
Affiant

KATHERINE W. BUFORD NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
21ST DAY OF MARCH, 2002.

Katherine Buford
Notary Public

MY COMMISSION EXPIRES: 11-26-05

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
KIMBERLY EVELYN RITTER **609 Crieve Road** **Nashville, Tennessee 37220**	S A M E	**146-11-77** **6DU 32690**

FOR AND IN 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 **I, ANGELIA JO VAN VRANKEN, Unmarried**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY EVELYN RITTER**

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:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section One Revised Crieve Hall Estates, of record in Book 1835, pages 122, 123 and 124, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 100 feet on the southerly margin of Crieve Road and extends back 219.4 feet on the easterly line and 203.8 feet on the westerly line to a dead line in the rear, measuring 125 feet thereon.

Being the same property conveyed to Angelia Jo Van Vranken by decree from Philip George Van Vranken, of record in Book 11746, page 163; and being the same property conveyed to Philip Van Vranken and wife, Angelia Van Vranken, by deed from Frank Fachilla and wife, Shirley Fachilla, of record in Book 9385, page 13, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (**X**) property, known as **609 Crieve Road, Nashville, Tennessee 37220**

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 MY HAND THIS 21ST DAY OF MARCH, 2002.

Angelia Jo Van Vranken

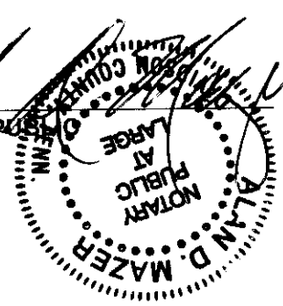
ANGELIA JO VAN VRANKEN

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 ANGELIA JO VAN VRANKEN, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 21st day of March, 2002.

NOTARY PUBLIC



My Commission Expires: 5/26/02