Davidson County DEEDWARR
Recvd: 03/26/02 13:50 2pgs
Fees:13.00 Taxes:88.80

20020326-0036664

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF March, 2002.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 8/2/04
(AFFIX SEAL)

LORA K. WATTS NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires 8/2/04

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Earheart, Jr. 14625 Lebanon Rd. #8 Old Hickory, TN 37138	New Owner	Map 64.01 Parcel 5.01

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, we,

Charles E. Ritchison (by and through Jacque L. Ritchison, attorney in Fact) and wife, Jacque L. Ritchison

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Robert E. Earheart, Jr.

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:

BEING LOT NO. 11, SECTION B, OF LAURAL HEIGHTS SUBDIVISION, CITY OF LAKEWOOD, DAVIDSON COUNTY, TENNESSEE, AS RECORDED IN BOOK 3600, PAGE 44, OF THE REGISTER'S OFFICE FOR SAID COUNTY, AND LOT FRONTS 85 FEET ON PAULA DRIVE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHARLES E. RITCHISON AND JACQUE L. RITCHISON BY DEED FROM C. L. FERRELL (DECEASED) AND PAULINE R. FERRELL, DATED JANUARY 27, 1995, AND OF RECORD IN BOOK 9611, PAGE 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3600, Page 44, Register's Office for Davidson County, Tennessee, including but not limited to a 40' minimum building setback line along the front of said lot, and a 10' minimum building setback line along both sides of said lot.
3) Property is subject to Restrictive Covenants contained in Book 3600, Page 44, Register's Office for Davidson County, Tennessee, a 1,000 square foot minimum, and all brick.
4) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as: Lot 11, Paula Drive, Old Hickory, TN 37138
(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 18th day of March, 2002.

Charles E Ritchison by Jacque L. Ritchison Atty in fact — Jacque L. Ritchison

Charles E. Ritchison by Jacque L. Ritchison
Atty in Fact

Jacque L. Ritchison

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jacque L. Ritchison, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

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 Jacque L. Ritchison., Attorney-in-Fact for Charles E. Ritchison, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Charles E. Ritchison for the purposes therein contained.

WITNESS my hand and official seal this 20th day of March, 2002

NOTARY PUBLIC

My Commission Expires:

11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076