RETURN TO :
PREMIER TITLE & ESCROW, LLC
1301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Rd., #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 19158	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $232,000.00 Affiant Subscribed and sworn to before me, this 26th day of June, 2002. Notary Public My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
CRAIG F. FULCHER	SAME	MAP 131-4
1106 Glenwood Avenue		PARCEL 264
Nashville, Tennessee 37204		FB# 16DA38895

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHARLES JASON RITZEN, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CRAIG F. FULCHER AND WIFE, ELIZABETH D. FULCHER, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1106 Glenwood Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2002.

Davidson County DEEDWARR
Recvd: 06/27/02 10:15 2pgs
Fees:13.00 Taxes:858.40
20020627-0077362

CHARLES JASON RITZEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES JASON RITZEN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2002.

My Commission Expires: 11/29/03

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 44 on the Plan of M. N. Young's Park View Subdivision, as of record in Plat Book 547, page 173, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles Jason Ritzen and Charles Adkins Ritzen by Deed from Linda L. Roghaar, unmarried, of record in Book 11281, page 617, said Register's Office. Charles Jason Ritzen and Charles Adkins Ritzen have since conveyed their interest in said property to Charles Jason Ritzen by quitclaim deed of record in Book 11326, page 720, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 3924, page 510; and (3) All matters appearing on the Plan of record in Plat Book 547, page 173, said Register's Office.