Davidson County DEEDWARR
Recvd: 05/06/03 10:09 2pgs
Fees:13.00 Taxes:580.90

20030506-0059959

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41953

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

/ Stephen J. Holzapfel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 1st day of May, 2003

/ Alan L Saturn
Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN J. HOLZAPFEL, Trustee	SAME	129-12-10
6325 Percy Drive		
Nashville, TN 37205		

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/WE,

Edward Rittenberg and wife, Melissa Cohen Rittenberg

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen J. Holzapfel, Trustee with full power, to mortgage, sell, convey and encumber without joinder of any third party beneficiary

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. 204 on the Plan of Warner Park Valley, Section 1, as of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

SAID Lot No. 204 fronts 95 feet on the easterly side of Percy Drive and runs back 159.95 feet on the southerly line and 142.05 feet on the nrotherly line to a broken line, measuring 141.58 feet thereon.

BEING the same property conveyed to Edward Rittenberg and Melissa Cohen, both unmarried persons, by deed from Harold Rittenberg and wife, Elsie Rittenberg, of record in Book 9849, page 779, Register's Office for Davidson County, Tennessee. The said Melissa Cohen now being Melissa Cohen Rittenberg.

Unimproved ( )
This is improved (X) property known as 6325 Percy Drive, Nashville, TN 37205

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/our hand(s) this 1st day of May, 2003

/ Edward J. Rittenberg
Edward Rittenberg

Melissa Cohen Rittenberg
Melissa Cohen Rittenberg

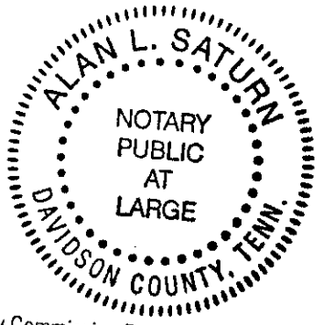
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Edward Rittenberg and wife, Melissa Cohen Rittenberg, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 2003

Notary Public

My Commission Expires:_____



My Commission Expires JULY 29, 2006