WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/03 11:33 2pgs
Fees:13.00 Taxes:819.18
20030806-0111772

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN
My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,400.00

Joanna R. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: 4-28-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Ritchie	Union Planters Bank, N.A.	MAP 14-12 C PAR. 23.00C0
(NAME) 724 RIVER BEND CIRCLE	(NAME) P.O.Box 2282	
(ADDRESS) NASHVILLE, TN 37221	(ADDRESS) Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **RICKEY GLEN DAVIS, BY AND THROUGH JOANNA R. DAVIS, ATTORNEY IN FACT, AND JOANNA R. DAVIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD E. RITCHIE AND WIFE, JANA L. RITCHIE**, 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. 23 on the Plan of River Bend, as of record in Book 6900, pages 504 and 505, and as amended by Surveyor's Correction Deed of record in Book 7465, page 833, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rickey Glen Davis and wife, Joanna R. Davis by deed of record in Book 9760, page 587, Register's Office for Davidson County, Tennessee.

JOANNA R. DAVIS executes this instrument as Attorney in Fact for RICKEY GLEN DAVIS pursuant to Power of Attorney recorded simultaneously herein in Instrument No. 20030806-0111771, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 7244 River Bend Circle, Nashville, TN 37221
(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 hands this 21st day of July, 2003.

Rickey Glen Davis
Rickey Glen Davis
By: Joanna R. Davis
Joanna R. Davis, Attorney in Fact

Joanna R. Davis
Joanna R. Davis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Joanna R. Davis the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 7/21/2003.

Commission expires:

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004

Notary Public

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, JOANNA R. DAVIS, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that she is the Attorney in Fact for RICKEY GLEN DAVIS and is authorized by RICKEY GLEN DAVIS to execute this instrument on his behalf.

Witness my hand and official seal this the 21 day of July, 20 03.

My commission expires:

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004

NOTARY PUBLIC