1865

NAME/ADDRESS NEW OWNER	SEND TAX BILLS	MAP/PAR
Michael Patrick Ritchey 1865 Bakers Grove Road Hermitage, TN 37076	Same LORA RITCHEY ← SAME	123-74/123-79 4D-200992 4D-200991

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (no monetary consideration), I, **LORA J. RITCHEY**, as GRANTOR herein, have bargained and sold and by these presents do quitclaim, transfer and convey unto **LORA (RITCHEY) RUSSELL and MICHAEL PATRICK RITCHEY**, as joint tenants with right of survivorship, the GRANTEES herein, their successors, heirs and assigns, all of my title and interest in the following described tract or parcel of land in Davidson County, Tennessee, and described as follows, to-wit:

LAND in the Fourth (4th) Civil District of Davidson County, Tennessee, described according to a survey made by Gary R. Cummings, Surveyor, May 14, 1968, as follows:

Beginning on the southerly margin of Baker's Grove Road, said point being the northeast corner of the J. S. Wright property; thence with said Wright's eastern boundary line, South 03° 49' West 614.1 feet to said Wright's southeast margin; thence with Wright's southern boundary line North 87° 29' West 827.5 feet; thence South 2° 21' West 791.4 feet; thence South 87° 16' East 821.8 feet; thence North 3°53' East 327.6 feet; thence South 83° 08' East 269.7 feet; thence North 12° 23' East 449 feet; thence North 5° 56' East 106.3 feet; thence North 79° 50' West 203.1 feet; thence North 4° 08' east 315.9 feet; thence North 25° 34' East 176.4 feet to the southerly margin of Baker's Grove Road; thence with the same northwesterly 255.95 feet to the beginning, containing 21 acres, more or less.

Included in the above description is a 3.24 acre tract of land described as follows:

Land lying and being in the Fourth (4th) Civil District of Davidson County, Tennessee, and partly described according to an unrecorded survey made by Gary R. Cummings, Surveyor, May 14, 1968, as follow:

Beginning at a point in the southern boundary line of Wright's said point being the northwest corner of the property conveyed to Bartholomew F. McCarthy and wife, Jane G. McCarthy, by deed from James Edward Eakes and wife, Cliffordean Eakes, of record in Book 4238, page 773, Register Office for Davidson County, Tennessee; thence South 2° 21' West 215,5 feet to a point; thence South 87° 43' East 676.5 feet to a point; thence North 8° 05' West 215.0 feet to a point in Wright's southern boundary line; thence North 87° 29' West 637..5 feet to the point of beginning, and containing 3.24 acres, more or less.

Together with a 50 foot strip of land which shall be used as a right-of-way for the above described property. The said 50 foot strip of land lies immediately east of the westerly boundary line and immediately south of the northerly boundary line where said boundary line leads from said property along the southerly boundary line of J. S. Wright. The said northerly boundary line being 190.5 feet in length and the westerly boundary line which leads to Baker's Grove Road being 614.1 feet in

Davidson County DEEDQC
Recvd: 10/14/03 13:13 2pgs
Fees:12.00 Taxes:0.00
20031014-0152150

The purposes of this right-of-way easement is to give access to the owner of the 3.24 acre parcel to Baker's Grove Road.

Being the same property conveyed to Thomas M. Ritchey and wife, Lora J. Ritchey, and Lora B. Martin, by deed from Stephen K. Felts and wife, Susan S. Felts, of record in Book 6731, Page 269, Register's Office for Davidson County, Tennessee.

The interest of Thomas M. Ritchey being divested from him and reinvested in Lora J. Ritchey by divorce decree in the Fourth Circuit Court of Davidson County, Tennessee under Docket No. 93D-3434.

This is improved property known as: 1865 Bakers Grove Road, Hermitage, Tennessee 37076.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this the 14 day of October, 2003.

Lora J. Ritchey
Lora J. Ritchey, Grantor

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, Lora J. Ritchey, the bargainer, 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 14 day of October 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept 30, 2006

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is -0-.

Lora Ritchey
AFFIANT

Sworn to and subscribed before me on this the 14 day of October, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept 30, 2006

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Maximum principal indebtedness for Tennessee recording purposes is -0-.

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QUITCLAIM DEED

From

LORA J. RITCHEY

TO

LORA (RITCHEY) RUSSELL
~~MICHAEL PATRICK RITCHEY~~

This Instrument Prepared
Charles C. Morrow, Attorney
5201 Williamsburg Road
Brentwood, TN 37027
(615) 832-0138