RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42654**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/03 15:24 2 pgs
Fees:13.00 Taxes:813.63

20031230-0184106

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$219,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 29th DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/21/07

NOTARY PUBLIC AT LARGE AMY CROSS MANCE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JOSHUA S. RITCHIE et ux	**Columbia National Incorporated**	**172-5-B-61**
117 Sterling Oaks Court	**7142 Columbia Gateway Drive**	**6DU 84221**
Brentwood, TN 37027	**Columbia, MD 21046-2132**	

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, RUSSELL L. HALL and wife, CLOIE J. HALL**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA S. RITCHIE and wife, ~~MARILYN~~ Marylyn D. 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. 61, Phase 1, on the Plan of Sterling Oaks, as shown on plat of record in Plat Book 8250, page 998, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Russell L. Hall and wife, Cloie J. Hall by deed from Pulte Homes Tennessee Limited Partnership, of record in Instrument Number ~~1991217-0304215~~ 19991217-0304215, Register's Office for Davidson County, Tennessee.

Unimproved
This is Improved (X) 117 Sterling Oaks Court, Brentwood, Tennessee 37027

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 29th day of December, 2003.

Russell L. Hall by Allen 2 Saturn, atty-in-fact
RUSSELL L. HALL

Cloie J. Hall by Allen 2 Saturn, atty-in-fact
CLOIE J. HALL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 29th day of December, 2003, before me personally appeared ALAN L. SATURN, to me known to be the person who executed the foregoing instrument in behalf of RUSSELL L. HALL and wife, CLOIE J. HALL, as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said RUSSELL L. HALL and wife, CLOIE J. HALL, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of December, 2003.

NOTARY PUBLIC

My Commission Expires: 4/21/07

