PREPARED BY (AND RETURN TO):

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W & I Ref:(gj) Title No: 45640
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/03/04 15:16 3pgs
Fees:18.00 Taxes:4070.00
20040603-0065597

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charles A. Ritzen 813 Sneed Road West Franklin, Tennessee 37069	SAME

TAX MAP-PARCEL NUMBERS: 145-13-039 &145-13-040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,100,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George M. D. Lewis, III , unmarried and Betsy H. Lewis , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles A. Ritzen** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract I

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hounds Run, of record in Book 6900, pages 167 through 171, Register's Office for said County.

Said Lot No. 1 fronts 248.76 feet on the southeasterly margin of Otter Creek Road and extends back 627.78 feet on the easterly line and 445.71 feet on the southwesterly line to a dead line in the rear, measuring 52.87 feet thereon.

Being the same property conveyed to George M. D. Lewis and spouse, Betsy H. Lewis by deed from Union Planters Bank of record in Book 8726, page 756, Register's Office for Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Hound's Run of record in Book 6900, page 167 through 171, Register's Office for said County.

Said Lot No. 2, which is a corner lot, fronts 218.04 feet on the southeasterly margin of Otter Creek Road and fronts 272.51 feet on the easterly margin of Edenbridge Way, said frontages being joined by a curve having a length of 38.73 feet, and extends back 445.71 feet on the easterly line and 278.49 feet on the southerly line to a point of intersection.

Being the same property conveyed to George M. D. Lewis, III, and spouse, Betsy H. Lewis by deed from David Allen Twyver and spouse, Gwenyth Jean Twyver of record in Book 8711, page 313, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Tract I: This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 167 thru 171, said Register's Office, which Plan shows a designated building site, and 20 foot easement for public utility and drainage purposes along the southwesterly line(s) of said lot, together with an 8 inch sewer line lying therein; A 60 foot easement for public utility and drainage purposes across the front portion of said lot and a 10 foot public utility easement along the front line; A 25 foot access and public utility easement along the broken easterly line of said lot, together with a water line easement lying across a

portion thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 7079, page 995, amended in Book 7238, page 736, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Tract II: Taxes for 2004 and subsequent years; The Plan of record in Book 6900, page 167-176, said Register's Office, which shows a designated building area and a 60 foot easement for public utility and drainage purposes across the north and northwesterly portion of said lot with an 8 inch sewer line lying therein and a 10 foot public utility and drainage easement around the perimeter of said lot, excluding a portion of the easterly line, which widens to an undetermined width at the northerly corner and intersects with the said 60 foot easement as its begins along the easterly line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7079, page 995, amended in Book 7238, page 736, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This conveyance is subject to the rights granted to the City of Forest Hills and together with the rights granted to Grantor by AGREED ORDERS OF CONDEMNATION, POSSESSION, DISTRIBUTION AND SETTLEMENT as of Lot Lots 1 and 2, copies of said orders being of record as documents 20030718-0101461 and 20030718-0101462, respectively, in the office of the Register of Deeds for Davidson County, Tennessee.

Grantor transfers to Grantee such rights and rights of enforcement that are transferable, but does not arrant such rights or agree to be responsible for enforcement of any such rights.

This is improved property, known as: 1901 Edenbridge Way, Nashville, Tennessee 37215 and unimproved 1641 Otter Creek Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of May, 2004.

George M. D. Lewis, III

Betsy H. Lewis

State of TENNESSEE

County of DAVIDSON

On this 28th day of May, 2004, before me the undersigned authority, personally appeared George M. D. Lewis, III to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary

State of TENNESSEE

County of DAVIDSON My Commission Expires JULY 21, 2007

On this 27th day of May, 2004 , before me the undersigned authority, personally appeared Betsy H. Lewis. to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CECY WILKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary

My Commission Expires MAY 30, 2004

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,100,000.00

Affiant

Sworn and subscribed before me this the 27 day of May, 2004

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007