WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 140,000.00 .

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 12 day of AUGUST , 2004.

NOTARY PUBLIC
My Commission Expires: 3-22-08

JOHNNY ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/18/04 09:45 2pgs
Fees:13.00 Taxes:518.00

20040818-0099657

Fee space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay St. #200, Nashville TN 37201, (615)256-5003 file#0408-05

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Don J. Ritz, & Yun Tok Ritz 1431 Robinson Road Old Hickory, TN. 37138	New Owner	053-00-0 / 043.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Don Ritz and wife, Yun Tok Ritz, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **JANICE H. LEWIS**, a married woman, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

DON RITZ *and wife*, **YUN TOK RITZ**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Plan of the Lewis Subdivision, as shown on the Plat of record in Book 6050, page 598, Register's Office for Davidson County, Tennessee, to which Plat reference is here made for a more complete and accurate description.

Being PART of the same property conveyed to Janice Hardiman Lewis and Joyce Hardiman Ramsey (a/k/a Elaine H. [Hardiman] Spence) under the Last Will and Testament of Byrom A. Hardiman of record in Will Book 220, page 39, Davidson County Probate Clerk's Office, a certified copy of which is of record in Book 11183, page 193, Register's Office for Davidson County, Tennessee. Elaine H. Spence having conveyed her interest to Janice H. [Hardiman] Lewis by instrument of record in Book 11183, page 197, said Register's Office.

James R. Lewis, spouse of Janice H. Lewis, executes this deed to convey any right title or interest he has in the property, marital or otherwise.

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. I do covenant with the said GRANTEES that I am 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. I do further covenant and bind myself, my 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, but WITHOUT RECOURSE against the GRANTOR for any and all disclosed defects in the condition of the property.

The herein described property is subject to the following:
2004 Property taxes are to be assumed by the GRANTEES.
All matters and findings described in the study & review performed on 7-01-2004 by U.S. Bancorp *RETCHS No. CVS 04-297 MIL*

This is improved property known as: 1431 Robinson Road, Old Hickory, TN. 37138.

Witness our hands this 12th day of AUGUST, 2004.

Janice H. Lewis

James R. Lewis

We, *Don Ritz and wife, Yun Tok Ritz* acknowledge disclosure of the aforesaid study, and accept this property without recourse as described above.

Don Ritz

Yun Tok Ritz

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, ~~a~~ Notary Public in and for said County and State, the within named Janice H. Lewis and James R. Lewis Don Ritz, and Ynu Tok Ritz the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Johnston, Tennessee this 12th day of AUGUST, 2004.

NOTARY PUBLIC

My Commission Expires: 3-10-08

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****

WARRANTY DEED

From: Janice H. Lewis

To: Don J. Ritz
and wife,
Yun Tok Ritz

Property:

1431 Robinson Road
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
LJEllisAtty.com
(615) 256-5003