This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel: 43-1-145 & 43-1-144

Davidson County DEEDWARR
Recvd: 10/06/04 09:37 3pgs
Fees:18.00 Taxes:710.40

20041006-0120267

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
HILARIO FIGUROA	SAME	
101 Shannon Lane		
Madison, TN 37115		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **WALTER H. RITTER and wife, HELMA C. RITTER**, have bargained and sold and by these presents do transfer and convey unto **HILARIO FIGUROA and wife, MARGARITA LIMAS**, their heirs and assigns forever, the following described property, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **2004 Davidson County property taxes are a lien due and payable. Said taxes have been prorated as of the date of this instrument, with Grantors assuming responsibility for payment of same.**

2. **All matters as shown on the Plan of record in Book 5190, page 206, Register's Office for Davidson County, Tennessee.**

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 1st day of October, 2004.

WALTER H. RITTER

HELMA C. RITTER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WALTER H. RITTER and HELMA C. RITTER**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 1st day of October, 2004.

My Commission Expires:
1-19-05

Notary Public

DONNA L. SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$192,000.00**.

Hilario Figueroa
Affiant

Sworn to and subscribed before me on this 1st day of October, 2004.

My Commission Expires:
1-19-05

Notary Public

DONNA L. SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Exhibit A

TRACT A

Tract 1: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of resubdivision of Part of Lot M of W. P. Ready's subdivision as of record in Book 5190, page 206, said Register's Office to which plan reference is made for a more complete description.

Tract 2: A 10 foot appurtenant easement for water line described as follows: Beginning at a point in the northerly margin of Sarver Avenue being the southeasterly corner of property conveyed to Joseph L. Hunter and wife, Ruby C. Hunter by deed from Dorothy M. Gronberg and husand, A. C. Gronberg of record in Book 1046, page 658, said Register's Office, extending 10 feet west of the east property line of said property and running back between parallel lines the entire length of said property to the southerly line of property conveyed to Harold D. Woosley and wife, Nancy C. Woosley by deed of record in Book 5335, page 947, said Register's Office.

TRACT B

Tract 1: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of resubdivision of Part of Lot M of W. P. Ready's subdivision as of record in Book 5190, page 206, said Register's Office to which plan reference is made for a more complete description.

Tract 2: A 10 foot appurtenant easement for water line described as follows: Beginning at a point in the northerly margin of Sarver Avenue being the southeasterly corner of property conveyed to Joseph L. Hunter and wife, Ruby C. Hunter by deed from Dorothy M. Gronberg and husand, A. C. Gronberg of record in Book 1046, page 658, said Register's Office, extending 10 feet west of the east property line of said property and running back between parallel lines the entire length of said property to the southerly line of property conveyed to Harold D. Woosley and wife, Nancy C. Woosley by deed of record in Book 5335, page 947, said Register's Office.

Being the same property conveyed to Walter H. Ritter and wife, Helma C. Ritter by deed from Harold Norman and wife, Carolyn J. Norman, of record in Book 7086, page 965, Register's Office for Davidson County, Tennessee.