Davidson County DEEDWARR
Recvd: 05/10/05 15:12 2 pgs
Fees:13.00 Taxes:1480.00
20050510-0052850

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

Map & Parcel: 93-2-3-48.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
ROBERT LAGRONE	SAME	Walter & Helma Ritter
234 Fourth Ave. N. Ste 300		
Nashville, TN 37219		

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 **ROBERT LAGRONE and wife, MARY C. LAGRONE**, their heirs and assigns forever, the following described property, to wit:

Property located in the 6th Councilmanic District of Davidson County, being Parcel Number (48) as shown on Davidson County Property Map (93-23), and more particularly described according to a boundary survey performed by Wamble & Associates, P.L.L.C. on April 28, 2005 as follows:

Beginning at a point on the south margin of Union Street (55' R.O.W.), said point being North 62 degrees 21 minutes 00 seconds East, 84 feet from the northeast corner of the intersection of said Union Street and 5th Avenue North (64' R.O.W.), said point also being the northeast corner of an unnamed alley (8' +/-) and the northwest corner of the herein described property; thence, following said south margin of Union Street North 62 degrees 21 minutes 00 seconds East, 20.98 feet to a point; thence, leaving said south margin and following a party wall South 27 degrees 16 minutes 56 seconds East, 100.00 feet to a point on the north margin of an unnamed alley (6' +/-); thence, leaving said party wall and following said north margin South 62 degrees 21 minutes 00 seconds West, 20.98 feet to a point on the east margin of the aforementioned unnamed alley (8' +/-); thence, following said east margin North 27 degrees 16 minutes 56 seconds West, 100.00 feet to the point of beginning, containing 2,098 square fee or 0.05 acres.

Being the same property conveyed to Walter H. Ritter and wife, Helma C. Ritter by deed from William H. Freeman, Trustee under the will of R. L. Freeman for Freeman Family Trust, of record in Book 6257, page 222, Register's Office for Davidson County, Tennessee.

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. **2005 Davidson County property taxes are a lien but are not yet due and payable. Said taves have been prorated as of the date of this instrument, with Grantees assuming responsibility for payment of same.**
2. **All matters as shown on the Plan of record in Minute Book K, page 250, Register's Office for Davidson County, Tennessee.**
3. **Subject to the terms and provisions of any unrecorded lease agreements and the rights of tenants thereunder.**
4. **All matters as shown on the unrecorded survey performed by Wamble & Associates, PLLC dated April 28, 2005.**

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 5th day of May, 2005.

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 wife, 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 5th day of May, 2005.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
NOTARY PUBLIC
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 **$400,000.00.**

CAROL L. McARTHUR
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Affiant

Sworn to and subscribed before me on this 5th day of May, 2005.

My Commission Expires:
July 20, 2008

Notary Public