This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Thomas N. Jones, Atty.
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/29/05 13:43 2 pgs
Fees:13.00 Taxes:1110.00
20051229-0156214

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Joan Ellen Ritz **1330 Otter Creek Road** **Nashville, TN 37215**	New Owner At Same Address	**145 10 0 060.00**

See Old Republic Title # SV 4251408

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Stephen Tocknell and wife, Margaret D. Tocknell,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Joan Ellen Ritz**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Tract "B" on the plan of the Subdivision of the Salant property, as of record in Plan Book 4060, page 100, Register's Office for said county, described as follows:
BEGINNING on the northerly margin of Otter Creek Road at the corner of Tract "A" and "B"; thence with the line between said two tracts, North 12 deg. 09' East 296.81 feet to an iron pin; thence South 85 deg. 17' East 185 feet; thence North 12 deg. 09' East 324.44 feet; thence North 78 deg. 02' West 201.30 feet; thence South 11 deg. 15' West 645.67 feet to the Northerly margin of Otter Creek Road; thence with the same South 85 deg. 17' East 7.8 feet to the beginning, containing 1.61 acres, more or less.

Together with an easement described as follows:
Beginning on the northerly margin of Otter Creek Road at the corner of Tracts "A" and "B"; thence with the line between said two tracts North 12 deg. 09' East 296.81 feet to an iron pin; thence South 85 deg. 17' East 20 feet; thence South 12 deg. 09' West 296.81 feet to the northerly margin of Otter Creek Road; thence with same North 85 deg. 17' West 20 feet to the beginning.

BEING the same property conveyed to Stephen Tocknell and wife, Margaret D. Tocknell, by deed from James E. Buck and wife, Jane H. Buck, of record in Book 4974, page 281, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. Subject to any and all building and zoning regulations of city, county and state.
2. All matters of record in Book 4060, page 100, RODC, TN.

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, her heirs and assigns, forever;

AND WE COVENANT with the said Grantee that we are lawfully seized and

possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

This improved property is known as:

1330 Otter Creek Road, Nashville, TN 37215.

WITNESS OUR HANDS THIS 29th DAY OF DECEMBER, 2005, IN NASHVILLE, TENNESSEE.

Stephen Tocknell

Margaret D. Tocknell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, Stephen Tocknell and wife, Margaret D. Tocknell, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 29th day of December, 2005.

THOMAS N. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 29th day of December, 2005, in Nashville, Tennessee.

Notary Public

My Commission Expires: 09-22-2007

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

17582.2005/MS