WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/07 12:32 2 pgs
Fees:13.00 Taxes:943.50
20071008-0119722

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2007.

Notary Public

My commission expires: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Erich Ritzhaupt **Sarah Ritzhaupt**	New Owner	**Map 142-02. Parcel 200**
252 Carriage Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ellen L. Carlock Wright, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erich Ritzhaupt and Sarah Ritzhaupt, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 203, on the Plan of Cross Timbers, Section 4, of record in Book 4175, page 54, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ellen L. Carlock, by Deed from Winston L. Huff and spouse, Beverly B. Huff, of record in Instrument No. 20041103-0132566, Register's Office for Davidson County, Tennessee. The said Ellen L. Carlock, having since divorced is now known as Ellen L. Carlock Wright, her maiden name being restored.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **252 Carriage Drive, Nashville, TN 37221**

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; and we do covenant with the said GRANTEES that we are 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; and we do further covenant and bind ourselves, our 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. 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.

Witness my/our hand(s) this **28th** day of **September, 2007.**

Ellen L. Carlock Wright
Ellen L. Carlock Wright

By: Kathy Hand, attorney-in-fact
Kathy Hand, Attorney-in-Fact

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Kathy Hand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Ellen L. Carlock Wright, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Ellen L. Carlock Wright for the purpose therein contained, by signing the name of Ellen L. Carlock Wright by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of September, **2007.**

Jenna Williams

Notary Public

JENNA WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

My Commission Expires: 10/17/09