WARRANTY DEED

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-4-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Ritter	**SAME**	**118-11-22**
(NAME)	(NAME)	
5 Annandale Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **RAM CONSOLIDATED INDUSTRIES, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **THOMAS J. RITTER**, HEREINAFTER CALLED THE GRANTEE, HIS 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, described according to a survey by A & A Engineering dated 8/28/84 as follows:

Being part of Lot No. 7 and all of Lot No. 8 of Block "B^6 on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 7 fronts 68.43 on the easterly line of West Iris Drive and runs back between lines 128.2 feet on the north line and 136.51 feet on the south line, to a dead line on which it measures 56.7 feet.

Said Lot No. 8 fronts 70 feet on the easterly side of West Iris Drive and runs back 116.2 feet on the northerly line and 128.2 feet on the southerly line, to a dead line in the rear on which it measures 62 feet.

Being part of the same property conveyed to Ram Consolidated Industries, Inc. by deed from Jack M. Smith, Inc., of record in Book 7599, page 117, Register's Office for Davidson County, Tennessee.

This is improved ☒ property, known as **642 West Iris Drive; Nashville, Tennessee 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 23rd day of June. 2009.

RAM CONSOLIDATED INDUSTRIES, INC., A TENNESSEE Corporation

By:
Thomas J. Ritter
Its: President

BILL GARRETT, Davidson County
Trans:T20090042020 DEEDWARR
Recvd: 06/24/09 08:10 2 pgs
Fees:13.00 Taxes:1665.00

20090624-0058488

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Thomas J. Ritter** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **President of Ram Consolidated Industries, Inc., a Tennessee Corporation,** the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said **Thomas J. Ritter** as such President.

WITNESS my hand and official seal at Nashville, Tennessee, on this 23rd day of June, 2009.

Commission Expires: 3-4-13

Notary Public

