BK 3098

For and in consideration of the sum of $ 10.00 -

TEN AND NO/100 - DOLLARS

Cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, and the grantee assumes and agrees to pay an unpaid balance of $6,587.12 of an original note dated October 20th, 1952, for $8,500.00 secured by a Deed of Trust executed by Walter Ratterman, Jr. and wife, to Ferriss C. Bailey, Trustee, of record in Book 2126, page 343, Register's Office for Davidson County, Tennessee.

Grantors escrow account is hereby given to grantee.
Grantee assumes 1960 State and County taxes.

We, Walter Ratterman, Jr. and wife, Maxine F. Ratterman,

have bargained and sold, and by these presents do transfer and convey unto the said Helen Douglas Vaughn, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot 32, Block C on the Plan of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for saidCounty. Said Lot 32 fronts 78.5 feet on the westerly side of Bransford Avenue and runs back between parallel lines 130 feet to a dead line. Being the same property conveyed to Walter Ratterman, Jr. and wife, Maxine F. Ratterman, of record in Book 2098, page 521, said Register's Office. Subject to restrictions filed for record prior to Feb. 15, 1950, in Book 1165, page 627, said Register's Office. The recorded plan shows set-back line from Bransford Avenue, distance not shown and a 10-foot easement for public utilities along the westerly rear line.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Helen Douglas Vaughn, her

heirs and assigns, forever.

And We do covenant with the said Helen Douglas Vaughn,

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, except as above specified.

And we, Walter Ratterman, Jr. and wife, Maxine F. Ratterman

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Helen Douglas Vaughn, her

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of July, 1960

Walter Ratterman Jr.

Maxine F. Ratterman

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, K. W. McQuiddy, a Notary Public in and for said County and State, the within named Walter Ratterman, Jr. and wife, Maxine F. Ratterman

the bargainer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 1960

Commission expires: 2-27-63

K. W. McQuiddy
Notary Public

91738

Quitclaim Deed

Walter Ratterman, Jr. Et Ux

To

Helen Douglas Vaughn

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 3 day of Aug. 1960 at 11:10 A.M.
Register

Fee $

BK 3098 PG 353