TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James O. Ratcliffe, ET UX (NAME)	Guaranty Mortgage Company (NAME)	6D-36950
455 Manley Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	BOOK 4231 PAGE 834
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of $10.00
TEN and no/100 DOLLARS
cash in hand paid by JAMES O. RATCLIFFE AND WIFE, DOROTHY P. RATCLIFFE

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, ANDREAS SCHURER AND WIFE, THELMA LEE GROVES SCHURER

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1065 on the Plan of Brentwood Hall, Section 14, as of record in Book 2663, page 129, Register's Office for said County, described as follows:
BEGINNING at a point in the northeasterly margin of Cochran Drive, at the corner of Lots Nos. 1064 and 1065; thence with the line between said lots, northeasterly 145 feet to a corner of Lot No. 1066; thence with the line between Lots Nos. 1065 and 1066 northwesterly 120.9 feet to the southerly margin of Manley Drive; thence with the margin of the same, southwesterly around a slight curve, 149.4 feet to the beginning of a curve; thence around said curve, southerly 40 feet to the margin of Cochran Drive; thence with the margin of the same, southeasterly 113.3 feet to the point of beginning.
Being the same property conveyed to Thelma Lee Groves, now Schurer, by deed from Andreas Schurer, as of record in Book 3909, page 223, said Register's Office.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

This is unimproved ( ) improved (X) property, known as 455 (House Number) Manley Drive, (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

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.

Whenever 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 our hands this 25th day of April, 1968

Andreas Schurer
ANDREAS SCHURER

Thelma Lee Groves Schurer
THELMA LEE GROVES SCHURER

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named ANDREAS SCHURER AND WIFE, THELMA LEE GROVES SCHURER the bargainors, 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 25th day of April, 1968

Commission expires February 16, 1969 Notary Public A. M. Tenison

TENNESSEE TITLE COMPANY

Warranty Deed
G-202747 dmc

GUARANTY MORTGAGE CO. OF NASHVILLE FROM

Andreas Schurer, ET UX

To

James O. Ratcliffe, ET UX

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $23,975.00.
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 25th day of April, 1968
A. M. Tenison, Notary Public
My commission expires February 16, 1969

PUT REVENUE STAMPS HERE:

GUARANTY MORTGAGE CO. OF NASHVILLE

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

BOOK 4231 PAGE 835

STATE TAX $ 62.40
PROBATE .50
TOTAL $ 62.90

MAY 1 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

14670

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 1 10 05 AM '68

NOTE BOOK 118 PAGE 669

RECORDING FEE $ 3.00

DEP. REG. _____