BOOK 4428 PAGE 31 THIS INSTRUMENT PREPARED BY:

WARRANTY DEED

JOHNSON AND JOHNSON, INC.
[illegible] BUILDING
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. William T. Ratcliff (NAME)	Murphree Mortgage Company (NAME)	Map 146-12
386 Barrywood Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Par. 65
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	M.O.

FOR AND IN CONSIDERATION of the sum of ----------$10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by William T. Ratcliff and wife, Myrtle L. Ratcliff, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $12,400.00, secured by a deed of trust to John W. Murphree, Trustee, as of record in Book 2391, page 459, Register's Office for Davidson County, Tennessee.

We, Charles K. Evans and wife, Alice C. Evans

have this day bargained and sold, and do hereby transfer and convey unto the said

William T. Ratcliff, and wife Myrtle L. Ratcliff

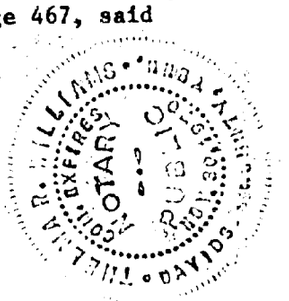
their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 472 on the Map of Suction Six, Crieve Hall Estates, as of record in Book 2331, pages 1 and 2, R. O. for said County.

Said Lot No. 472 fronts 138 feet on the north side of Barrywood Drive, and runs back between lines, 150 feet on the west line and 215.4 feet on the east line to a dead line in the rear on which it measures 98.9 feet.

Being the same property conveyed to Charles K. Evans and wife, Alice C. Evans by deed from Crieve Hall Estates, Inc., as of record in Book 2397, page 467, said Register's Office.



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 29th day of June 19 70

Affiant Bonnie Bailey

My commission expires: 11-30-70 (Affix Seal)

Notary Public Thelma R. Williams

This is unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

William T. Ratcliff and wife, Myrtle L. Ratcliff

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

William T. Ratcliff and wife, Myrtle L. Ratcliff

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 29th *day of* June *, 19* 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Charles K. Evans
Charles K. Evans

X Alice C. Evans
Alice C. Evans

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thelma R. Williams *a Notary Public in and for said County and State,* Charles K. Evans and wife, Alice C. Evans

the within named bargainor....S 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* 29th *day of* JUNE, *19*70

Thelma R. Williams *Notary Public*

Commission expires 11-30-70

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

JUN 30 70 CONV 18,000.00
JUN 30 70 S'TAX A* 46.80
JUN 30 70 PR'FEE A* .50
JUN 30 70 W'DEED A* 3.00 * 50.30

WARRANTY DEED

FROM
Charles K. Evans, et ux

TO
William T. Ratcliff, et ux

A 8 2 2 3 5

IDENTIF. REFERENCE

JUN 30 11 29 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.