WARRANTY DEED

BOOK 4577 PAGE 820

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William E. Ratcliffe et ux, Patricia Ratcliffe	Security Federal Savings & Loan Assn.	4D 6058
(NAME)	(NAME)	Map 97-4
4013 Port Cleburne Lane	2700 Franklin Road	Pcl 13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00)----------

---------- *Dollars,*

and other good and valuable considerations, the receipt of which is hereby acknowledged.

F. MURRAY PARKER and wife, LAVADA D. PARKER

have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM E. RATCLIFFE and wife, PATRICIA RATCLIFFE

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Lake Park, Section 1, as of record in Book 4175, pages 134 and 135, Register's Office for said County.

Said Lot No. 42 fronts 126 feet on the southerly side of Port Cleburne Lane and extends back 170.74 feet on the easterly line and 170.68 feet on the westerly line to a dead line measuring 126 feet thereon.

Being the same property conveyed to F. Murray Parker and wife, Lavada D. Parker, by deed from T. & R., Inc. as of record in Book 4497, page 1, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,500.00

Subscribed and sworn to before me, this the 15th. day of February, 19 72

Affiant Gail Pigg

My commission expires: 10-29-75 (Affix Seal)

Notary Public Vicki L. Bell

This is improved ( ) unimproved ( ) property, known as Lot No. 42, Port Cleburne Lane (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 E. RATCLIFFE and wife, PATRICIA RATCLIFFE 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 E. RATCLIFFE and wife, PATRICIA RATCLIFFE their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 15th. day of February, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

F. Murray Parker

F. Murray Parker

Lavada D. Parker

Lavada D. Parker

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pegg, *a Notary Public in and for said County and State,* F. Murray Parker and wife, Lavada D. Parker

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* 15th *day of* February, *19* 72

Gail Pegg *Notary Public*

Commission expires 4-30-73

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 .....

FEB 18 72	CONV	39,500.00			
FEB 18 72	STAX		A*	102.70	
FEB 18 72	RECFEE		A*	.50	
FEB 18 72	RDEED		A*	4.00	* 107.20

WARRANTY DEED

FROM

F. Murray Parker, et ux

TO

William E. Ratcliffe, et ux

File for Rec

B 49086

IDENTIF. REFERENCE

FEB 18 3 19 PM '72

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 256-9036
NASHVILLE, TENNESSEE