THIS INSTRUMENT PREPARED BY:
James Smith, Atty.
142 N. Main St.
Goodlettsville,Tenn.

WARRANTY DEED

BOOK 4698 PAGE 478

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Herbert W. Ratliff,et ux	Same	Map 42-4
(NAME)	(NAME)	
1037 Highland Circle		Par. 23
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn. 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------
TEN AND NO/100---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged;

I, Freda S. Estes

have this day bargained and sold, and do hereby transfer and convey unto the said Herbert W. Ratliff and wife, Nell Ratliff

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

Being the southeasterly part of Lot No. 5 on the Map of Bransford Realty Company's Subdivision of Amqui, of record in Book 421, page 38, Register's Office for said County, described as follows:

BEGINNING at a point in the center line of Highland Circle, the common corner of Lots 4 and 5; thence with the line between said lots North 5° East 271 feet to a point in the south line of the property conveyed to B.F. Farris by deed of record in Book 873, page 366, said Register's Office; thence along Farris' southerly line northwesterly 80 feet more or less to a point, the northeast corner of the property conveyed to J.V. Ellis and wife, by deed of record in Book 842,page 14, said Register's Office; thence along Ellis' easterly line southerly 311 feet more or less to the center line of the Highland Circle; thence with the center line of Highland Circle easterly 88 feet to the point of beginning.

Being the same property conveyed to Freda S. Estes by deed from Roy W. Smith and wife, Jewell Smith, of record in Book 3825, page 940, 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 $ 15,000.00

Subscribed and sworn to before me, this the 11th day of April 19 73

Affiant Herbert W. Ratliff

My commission expires: Commission Expires Feb. 24, 1974 (AFFIX SEAL)

Notary Public Evelyn Campbell

This is { unimproved / improved (X) } property, known as 1037 Highland Circle, Madison, Tennessee 37115
(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
Herbert W. Ratliff and wife, Nell Ratliff
their *(successors),*
heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Herbert W. Ratliff and wife, Nell Ratliff
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 11th *day of* April, *19* 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Freda S. Estes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Virginia Sloan, *a Notary Public in and for said County and State,* Freda S. Estes

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison *Tennessee, this* 11th *day of* April, *19*73.

Virginia Sloan *Notary Public*

Commission expires May 1, 1976

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Evelyn Campbell, *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.....

APR16	CONV	15,000.00			
APR16	S'TAX		A*	39.00	
APR16	PR'FEE		A*	.50	
APR16	W'DEED		A*	4.00	* 43.50

WARRANTY DEED

FROM
FREDA S. ESTES
TO
HERBERT W. RATLIFF, ET UX

1937 Highland Circle
Madison, Tenn.

C 0 2 5 1 8

IDENTIF. REFERENCE

APR 16 8 54 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS