BOOK 4820 PAGE 952

W A R R A N T Y D E E D

THIS INSTRUMENT WAS PREPARED BY		
Paul D. Goodwin, Owner, Rt.5, Vanderbilt Road, Mt. Juliet, Tenn.37122		
NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virgil M. Ratterree (NAME)	Same (NAME)	83-13 459
1607 Boscobel Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Paul D. Goodwin and Christine M. Goodwin, man and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virgil M. Ratteree and wife, Pauline S. Ratterree

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee being Lot. No. 331 in the Edgefield Land Companys 2nd or Spring Subdivision, as of record in Book 57, page 152 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 331 adjoins Lot No. 332 and fronts 50 feet on the North side of Boscobel, or formerly Rothschils Street and runs back between parallel lines 150 feet to an alley.

This being Lot No. 331 of two lots (Lots Nos. 331 and 332), which were conveyed to Paul D. Goodwin by warranty deed from Mary E. Bell, a widow, as recorded in Book #2742, Page 181 in the Register's Office of Davidson County, Tennessee.

All prior taxes have been paid. Taxes for 1974 to be pro-rated.

This is unimproved ( ) improved (X) property, known as 1603-A and 1603-B Boscobel Street.

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. Wherever 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 hand s this 31st day of May, 1974

Paul D. Goodwin

Christine M. Goodwin

STATE OF TENNESSEE
County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul D. Goodwin and wife, Christine M. Goodwin

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 _____, Tennessee, this 31st day of May 1974

Commission expires 2-1-75

Mary Jane Hagar
Notary Public

JUN-3'74 W'OEED
JUN-3'74PR'FEE
JUN-3'74S'TAX
JUN-3'74 CONV $94.00
A* 24.44
A* .50
A* 4.00 * 28.94

FROM
Paul D. Goodwin and wife,

Christine M. Goodwin

TO
Virgil M. Ratterree and wife,

Pauline S. Ratterree

C 56903

IDENTIF. REFERENCE

Jun 3 10 19 AM '74

DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19__.

Notary Public

MY COMMISSION EXPIRES: 2-1-75

(AFFIX SEAL)