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This Form furnished by Attorneys Title Company, Inc.

mail,

Form No. WD-2

FROM

Frank E. Ratner, et ux

1818 Division St., Nashville, Tenn. 37203

TO

TALCOT CO., INC.

For draftsman's use

This Instrument prepared by
Frank E. Ratner, Attorney
1818 Division Street,
Nashville, Tennessee 37203

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TALCOT CO., INC. (NAME)	SAME (NAME)	MAP 61-14
1818 Division St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 37
Nashville, Tenn. 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	MP

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

DEC 3 9 34 AM '74

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

C80235

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ [illegible] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE [illegible] DAY OF [illegible]

Notary Public

MY COMMISSION EXPIRES: 11-4-[illegible]

(AFFIX SEAL)

NOTARY PUBLIC

For and in Consideration of the sum of TEN AND NO/100---------- DOLLARS

DEC-3? MISC A* 4.00 * 4.00

We, Frank E. Ratner, and Elizabeth Ratner
quitclaimed
have ~~bargained and sold~~, and by these presents do transfer and convey unto the said

TALCOT CO., INC.,

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. 81 on the Plan of Maplewood Heights Subdivision, a plan of which is in Book 547, page 77, Register's Office for said County.

Said Lot No. 81 fronts 100 feet on the westerly side of Saunders Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Frank E. Ratner and Elizabeth Ratner by deed from James H. Witt, of record in Book 4603, page 187, Register's office of said County.

This conveyance is subject to easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4259, page 928, Register's Office for Davidson County, Tennessee.

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~~unimproved~~ ( ) This is improved (X) property, known as 3816 Saunders Avenue, Nashville, Tennessee
(House Number) (Street) 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 heirs and assigns, forever.

And 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., except for lien of record.

~~And do further covenant and bind heirs and representatives, to warrant and forever defend the title to the said land to the said heirs and assigns against the lawful claims of all persons whomsoever.~~

Witness our hands this 25th day of November, 1974.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Margaret Loveless, a Notary Public in and for said County and State, the within named Frank E. Ratner and Elizabeth Ratner

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 November, 1974.

Margaret Loveless, Notary Public.

Commission expires 11-4-78.

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 .....