FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ NONE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 19 76

Notary Public

MY COMMISSION EXPIRES: 7-[illegible]

(AFFIX SEAL)

QUIT CLAIM DEED

NO CONSIDERATION

THIS INSTRUMENT WAS PREPARED BY
JANE C. FRANKS, ATTORNEY 303 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth D. Ratner (NAME)	Same (NAME)	22-16445
1818 Division (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN (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, Talcot Co., Inc.

quit-claim and....

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth D. Ratner

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 part of lot No. 54 on the plan of O. B. Hayes' Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning on the westerly margin of 16th Avenue South, formerly Belmont Avenue, 75 feet north of the southerly line of said lot No. 54, being D. A. Rozetta and wife's northeast corner; thence with the westerly margin of said Avenue, northwardly 100 feet to J. A. Darnall's southeast corner; thence with said Darnall's southerly line, westwardly 152 1/2 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly 100 feet to said Rozetta's northwest corner; thence with said Rozetta's northerly line, eastwardly 152 1/2 feet more or less, to the beginning.

Being the same property conveyed to Talcot Co., Inc. by Quit claim deed from Frank E. Ratner and Albert Pedro, Jr., tenants in common, of record in Book 4853, page 361, R.O.D.C.

This is unimproved ( ) improved (X) property, known as 1605 (House Number) 16th Ave., So. (Street) Nashville, TN (P. O. Address) (City or Town) (Postal Zip)

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 hand this 30th day of July, 19 76

Frank E. Ratner Seal + Thea Elizabeth D. Ratner, vice pres. Seal

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Frank E Talbot and Elizabeth Talbot with whom I am personally acquainted and who upon (their ~~his oath~~ several oaths) acknowledged (themselves ~~himself~~) to be the ~~Vice President~~ Secretary-Treasurer and ~~Secretary-Treasurer~~ respectively of the Talbot Co. Inc. the within named bargainor, a corporation, and that (he they) as such Vice President and Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Frank E Talbot as such Secretary-Treasurer, and attesting the same by the said Elizabeth Talbot as such Vice-President

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of July, 1976.

My commission expires 7-31-78

Notary Public

QUITCLAIM DEED

~~WARRANTY DEED~~

FROM

TO

D 61160

IDENTIF. REFERENCE

AUG 2 10 56 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-2 MISC 8* 4.00 * 4.00