BOOK 5452 PAGE 747

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 1976.

Notary Public

MY COMMISSION EXPIRES: Notary Public
(AFFIX SEAL) 7-31-75

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
Lyndal Roberts, et ux (NAME)	Same (NAME)	22W
Stahlman Building (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	16445
Nashville, TN 37201 (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~~ I, Elizabeth D. Ratner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lyndal Roberts and wife, Margaret Roberts

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' northerly line, eastwardly 152 1/2 feet more or less, to the beginning.

Being the same property conveyed to Talcot Co., Inc. by quitclaim deed from Frank E. Ratner and Albert Pedro, Jr., of record in Book 4853, page 361, Register's Office for Davidson County, Tennessee, and further being the same property conveyed by quitclaim deed to Elizabeth D. Ratner from Talcot Co., Inc. of record in Book _____, page _____, RODC.
This conveyance is subject to a deed of trust of record in Book 4847 page 78, Register's Office for Davidson County, Tennessee.

Frank E. Ratner, husband of Elizabeth D. Ratner, joins in this conveyance for the purpose of conveying any and all right, title and interest which he may have in said property.

This is ( ) unimproved (X) improved property, known as 1605 (House Number) 16th Avenue (Street), South, Nashville (P. O. Address), TN (City or Town) 37206 (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 my hand this 30th day of July, 1976

Frank E. Ratner

Elizabeth D. Ratner

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STATE OF TENNESSEE
Davidson County

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

the 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 Davidson County, Tennessee, this 30th day of July 19 76

Commission expires 7-31-78

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

D 61161

T

IDENTIF. REFERENCE

AUG 2 10 57 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-2[illegible]	CONV	90,000.00		
AUG-2[illegible]	CONV	22,000.00		
AUG-2[illegible]	S'TAX		B* 291.20	
AUG-2[illegible]	PR'FEE		B* .50	
AUG-2[illegible]	W'DEED		B* 4.00	* 295.70