FORM NO. WD-1

BOOK 5074 PAGE 161

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,890.28

X Lawrence T. Ratner
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins, Adams & Weems, Attys., 401 Union Street, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence T. Ratner (NAME)	Dobson & Johnson, Inc. (NAME)	16DA 13525
835 Sutton Hill Road (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Boulevard (STREET ADDRESS)	Map 118-10
Nashville, TN. 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Par 59

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, BERNARD C. PERSSON AND JEFFERSON PULLIAM WILLIAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAWRENCE T. RATNER AND IRENE K. HERDER, as joint tenants with rights of survivorship

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:

A TRACT OF LAND in the 7th, formerly 11th Civil District of Davidson County, Tennessee being Lot No. 2 on the unrecorded map of R.M. Condra's Subdivision of part of Lot No. 3 on the Nathaniel A. McNairy Lands as of record in Plan Book 1, page 29 of the Chancery Court at Nashville and a part of Lot No 1 of Block "D" on the Map of Battlefield Estates, as of record in Book 974, page 49, Register's Office for said County, (the property in question being part of Lot No. 3 of the McNairy Lands), and described according to a survey made November 4, 1940, by W.B. Southgate, Surveyor, as follows:

BEGINNING at a point, the common corner of Lots Nos. 1 and 2 in the south margin of Sutton Hill Road, being the northeast corner of the property conveyed to Robert W. Bomar and wife, by deed from Robert M. Condra, as of record in Book 1148, page 490, said Register's Office; thence along Bomar's easterly line, south 4° west 212 feet to a point in the center line of Brown's Creek; thence down said creek south 66° east 95 feet to a point, the common corner of Lots Nos. 2 and 3; thence with the line between said Lots Nos. 2 and 3, north 4° east 212 feet to a stake in the south margin of Sutton Hill Road; thence with the margin of the same, north 86° west 95 feet to the point of beginning.

BEING the same property conveyed to Bernard C. Persson, unmarried, by deed from Herschel N. Lee and wife, Helen G. Lee, of record in Book 4722, page 793, said Register's Office.

THERE appears of record in Book 5029, page 643, said Register's Office, an instrument wherein certain real property is (1) conveyed by Bernard C. Persson, a single man, to W.E. Weems, II, Trustee, and (2) reconveyed by W.E. Weems, II, Trustee, to Bernard C. Persson and Jefferson Pulliam Williams as joint tenants with rights of survivorship, the effect of which as to the property herein described cannot be determined.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement by the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Dobson & Johnson, Inc., of record in Book 4722, page 795, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved XX property, known as 835 Sutton Hill Road, Nashville, Tennessee 37204 (unimproved ( ))
(House Number) (Street) (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 our hand s this 30th day of September, 1976

Bernard C. Persson
Bernard C. Persson

Jefferson Pulliam Williams
Jefferson Pulliam Williams

STATE OF TENNESSEE
Davidson County

BOOK 5074 PAGE 162

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bernard C. Persson and Jefferson Pulliam Williams

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 30th day of September 19 76

Commission expires 2-5-77

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

Bernard C. Persson and

Jefferson Pulliam Williams

TO

Lawrence T. Ratner and Irene R. Herder as joint tenants with rights of survivorship

D 70678

IDENTIF. REFERENCE

OCT 1 11 06 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Rec'd - Bk-2

OCT-1 76	CONV	37,890.20			
OCT-1 76	S'TAX		8*	98.54	
OCT-1 76	PB'FEE		8*	.50	
OCT-1 76	W'DEED		8*	4.00	* 103.04