BOOK 5097 PAGE 676

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,900.00

George H Duethman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 19 76

Notary Public

MY COMMISSION EXPIRES: 11-17-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
From information furnished by the parties:
WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James O. Ratcliffe (NAME)	Fidelity Federal Savings & Loan (NAME)	6DU 39820
5420 Bradfield Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 161-5
Nashville, TN. 37220 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	Par 28

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, HELEN D. HARBISON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES O. RATCLIFFE AND WIFE, DOROTHY P. RATCLIFFE

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. 59 on the plan of Hillview Estates, as of record in Book 3600, page 89, Register's Office for Davidson County, Tennessee.

SAID Lot No. 59 fronts 124 feet on the easterly side of Bradfield Drive and extends back 203.64 feet on the northerly line and 198 feet on the southerly line to a dead line measuring 124.13 feet thereon.

BEING the same property conveyed to W. C. Harbison and wife, Helen D. Harbison by deed from Vaughn L. Yeager and wife, Madge Yeager, of record in Book 4669, page 525, said Register's Office. The said W.C. Harbison having since died and the property is now vested in Helen D. Harbison as the surviving tenant by the entirety.

unimproved ( )
This is improved (X) property, known as 5420 Bradfield Drive, Nashville, TN. 37220
(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 warrent 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 16th day of December, 19 76

Helen D. Harbison

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen D. Harbison

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 1976.

Commission expires 11-17-80

Notary Public

BETTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

Loan # 111612-6

WARRANTY DEED

FROM

Helen D. Harbison

TO

James O. Ratcliffe and wife,

Dorothy P. Ratcliffe

D 8 1 6 2 8

FIRST AMERICAN [illegible] AND LOAN ASSOCIATION OF NASHVILLE

CROSS REFERENCE

DEC 17 9 51 AM '76

REGISTER DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

DEC 17 76	CONV	53,900.00			
DEC 17 76	S'TAX		B*	140.14	
DEC 17 76	PR'FEE		B*	.50	
DEC 17 76	W'DEED		B*	4.00	* 144.64