Prepared by: Goodpasture, Carpenter, Woods, Sasser
6th. Floor
American Trust Bldg.
Nashville, Tn.

WARRANTY DEED
(CORPORATE FORM)

BOOK 5108 PAGE 136

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lawrence T. Ratner (NAME)	Fidelity Federal S & L (NAME)	104-10
3105 Acklen Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	183 Pt
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Thirty Three Thousand and No Cents ($33,000.00) *Dollars,*

and other good and valuable consideration the receipt and sufficiency of which is acknowledged,

The Salvation Army, a Georgia Corporation *has bargained and sold, and does hereby transfer and convey unto the said* Lawrence T. Ratner (single) his *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 11 of Block 4 on the Plan of Fairfax Place, of record in Book 547, pages 137 and 138, Register's Office for said County.

Said Lot No. 11 fronts 60 feet on the southerly side of Acklen Avenue and runs back 161.9 feet on the easterly line and 162.38 feet on the westerly line to a dead line, and measures 60 feet thereon.

Being the same property conveyed to The Salvation Army by deed from Esther G. Donaldson and husband Mark J. Donaldson, of record in Book 1383, page 491, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whicheyer is greater, for this transfer is $ 33,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of January 19 77

Notary Public

My commission expires

(Affix Seal)

unimproved ( )
This is improved (X) property, known as 3105 Acklen Drive, Nashville, Tennessee 37212
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Lawrence T. Ratner his *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Lawrence T. Ratner *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness hand this 14th *day of* December, 1976, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Attest:

E Amelia Dyer
Secretary

THE SALVATION ARMY, A Georgia Corp.

BY: [signature]
VICE-PRESIDENT

BOOK 5108 PAGE 137

STATE OF TENNESSEE / } Georgia
COUNTY OF DAVIDSON / } DeKalb

Before me, W. Mardell Davis, *a Notary Public of the State and County aforesaid, personally appeared* Ernest W. Holz and E. Amelia Mulbarger, Vice Pres. & Secty *with whom I am personally acquainted, and who, upon oath, acknowledged* themself *to be* ..... *of the* The Salvation Army, A Georgia Corporation, *the within named bargainor, a corporation, and that* he *as such* ..... *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* /s/ Ernest W. Holz and E. Amelia Mulbarger.

Witness my hand and seal, at office in Atlanta, Georgia, *this* 14th *day of* December, 1976.

W. Mardell Davis *Notary Public*

Notary Public, Georgia State at Large
My Commission Expires Sept. 21, 1979

Commission expires .....

NOTARY PUBLIC

JAN 21 77	CONV	33,000.00			
JAN 21 77	S'TAX		B*	85.80	
JAN 21 77	PR'FEE		B*	.50	
JAN 21 77	W'DEED		B*	4.00	* 90.30

111652-8

WARRANTY DEED

FROM

THE SALVATION ARMY

TO

LAWRENCE T. RATNER

D 86289

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

JAN 21 2 41 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2050
NASHVILLE, TENNESSEE