BOOK 5140 PAGE 718

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Talcot Co., Inc.

TO
Elizabeth Ratner

For draftsman's use

Signed by
FRANK E. LAZENERATTY
1818 DIVISION ST
NASHVILLE, TENN. 37203

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Ratner (NAME)	(NAME)	06DA
6501 Harding Road (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	30364-30366
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

APR 27 1 02 PM '77

REGISTER DAVIDSON COUNTY, TENN.

E00879

STATE OF TENNESSEE
CO STATE OF TENNESSEE
1 COUNTY OF DAVIDSON
EV THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ None
$ Affiant
SU SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL 19 77
Deputy Register
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

APR27 MISC 8* 4.00 * 4.00

For and in Consideration of the sum of Ten and no/100 DOLLARS

QUIT CLAIM DEED
NO CONSIDERATION

Talcot Co., Inc. have bargained and sold, and by these presents do transfer and convey unto the said Elizabeth Ratner (sole stockholder of the Talcot Co., Inc.) and her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract I. Being Lot No. 35 on the plan of Pleasant View Subdivision, as of record in book 421, page 134, R.O.D.C.

Said lot No. 35 fronts 50 ft. on the northerly side of East Radnor formerly Beymer Street and extends back between parallel lines, 174 ft. to an alley.

Being the same property conveyed to Talcot Co., Inc. by deed from Lyndal Roberts and wife, Margaret Roberts of record in Book 4781, Page 424, R.O.D.C.

This conveyance is made subject to the same restrictive covenants contained in deed of record in book 579, page 345, R.O.D.C.

This conveyance is subject to a deed of trust of record in Book 4781, page 426, R.O.D.C.

Tract II. Being Lot No. 36 on the plan of Pleasant View Subdivision as of record in book 421, page 134, Register's Office of said County.

Said Lot No. 36 fronts 50 ft. on the northerly side of East Radnor, formerly Beymer Street and extends back between parallel lines, 174 ft. to an alley.

This conveyance is made subject to the same restrictive covenants contained in deed of record in book 579, page 345, R.O.D.C.

This conveyance is subject to a deed of trust of record in Book 4781, page 432, R.O.D.C.

Being the same property conveyed to Talcot Co., Inc. by deed from Lyndal Roberts and wife, Margaret Roberts of record in Book 4781, page 430, R.O.D.C.

BOOK 5140 PAGE 719

WD-2

This is { } unimproved { } improved (X) property, known as 192-194 (House Number) E. Radnor Street (Street) Nashville P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elizabeth Ratner and her heirs and assigns, forever.

And we do covenant with the said Elizabeth Ratner 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.

And we do further covenant and bind ourselves and our ~~heirs and representatives, to warrant and forever defend the title to the said land to the said~~ Elizabeth Ratner and her heirs and assigns against the lawful claims of all persons whomsoever.

Witness hand this 10th day of August, 19 76

Talcot Co., Inc.
By: Elizabeth Ratner, Vice Pres.
Frank E. Ratner Sec-Treas.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Morris Levine, 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

, Notary Public.

Commission expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Morris Levine, a Notary Public of the State and County aforesaid, personally appeared Frank E. Ratner and Elizabeth Ratner, with whom I am personally acquainted, and who, upon oath, acknowledged them self to be Sec-Treasurer and Vice Pres of the Talcot Co., Inc., the within named bargainor, a corporation, and that they he as such Sec.-Treas. & Vice Pres., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by them self as Sec.-Treasurer & Vice President

Witness my hand and seal, at office in Nashville, Tenn.
this 10th day of August, 19 76

Morris Levine, Notary Public

Commission expires May 14 - 1978

NOTARY PUBLIC