BOOK 5344 PAGE 846

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,448.46

Denton L. Ratliff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF SEPTEMBER 19 78

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

File THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DENTON L. RATLIFF (NAME)	COMMERCE UNION BANK (NAME)	58-11-178
533 JUDD DRIVE (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Place Real Estate Div. (STREET ADDRESS)	13DA 56638
NASHVILLE, TENNESSEE 37218 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (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, ORA B. FORD, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENTON L. RATLIFF

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:

BEING Lot No. 103 on the Plan of Section 3, Royal Hills, of record in Book 4860, page 47, Register's office for said County.

SAID Lot No. 103 fronts 82.0 feet on the southerly margin of Judd Drive and extends back 192.64 feet on the easterly line and 177.42 feet on the westerly line to a dead line in the rear, measuring 74.19 feet thereon.

BEING the same property conveyed Ora B. Ford, unmarried by deed from A & H Homes of record in Book 5184, page 736, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantor herein to Commerce Union Bank, in the original principal amount of $34,150.00, of record in Book 5184, page 738, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 533 JUDD DRIVE (House Number) (Street) NASHVILLE, TENNESSEE 37218 (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 MY hand this 27th day of SEPTEMBER, 19 78

Ora B. Ford
ORA B. FORD

STATE OF TENNESSEE
Davidson County

BOOK 5344 PAGE 847

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ORA B. FORD, Unmarried

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 27th day of SEPTEMBER 19 78

Commission expires 11/7/79

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 ORA B. FORD

TO DENTON L. RATLIFF

E 91789

IDENTIF. REFERENCE

OCT 2 1 26 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-2[illegible]	CONV	39,668.95			
OCT-2[illegible]	S'TAX		B*	103.22	
OCT-2[illegible]	PR'FEE		B*	.50	
OCT-2[illegible]	W'DEED		B*	4.00	* 107.72