Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 19 79

Notary Public

MY COMMISSION EXPIRES: 4/12/82

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Michael P. Ratkovich (NAME)	Commerce Union Bank (NAME)	88-2
6014 Cortez Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	19
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	4D-01660

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, Thomas B. Baldwin and wife Wanda K. Baldwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael P. Ratkovich and wife Sandra A. Ratkovich

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. 105 on the Plan of Dodson Heights, of record in Plat Book 2900, page 113, Register's Office for said County.

Said Lot No. 105 fronts 60 feet on the southherly margin of Cortez Court and extends back 127.8 feet on the westerly line and 127.2 feet on the easterly line to a line in the rear measuringg 60 feet thereon.

Being the same property conveyed to Thomas B. Baldwin and wife, Wanda K. Baldwin by deed from Robert N. Johnson and wife, Bonnie M. Johnson, of record in Book 5144, page 74, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and rights of way of record.

unimproved ( )
This is improved (X) property, known as 6014 Cortez Court (House Number) (Street) Hermitage, TN 37075 (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 15TH day of AUGUST, 19 79

Thomas B. Baldwin

Thomas B. Baldwin

Wanda K. Baldwin

Wanda K. Baldwin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Thomas B. Baldwin and wife Wanda K. Baldwin

the bargainor(s), 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 15TH day of AUGUST, 19 79.

Commission expires 4/12/83

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

Thomas B. Baldwin FROM

Michael P. Ratkovich

F-47222

IDENTIF. REFERENCE

AUG 20 1 48 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 11

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

08/20 132.75- CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			37000.00-	CO
			96.20	CO TX
			.50	PRFE
			6.00	WDEED
				CHECK 102.70-
5529A	08/20/79			BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 4 7 2 2 2

IDENTIF. REFERENCE

AUG 20 1 48 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 706004