6715 10/05 332.54- CHECK

BOOK 5510 PAGE 264 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$125,400.00 Patty Stephens Ratliff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October 19 79

Grace M. Floyd
Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC. 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patty Stephens Ratliff (NAME)	Commerce Union Bank (NAME)	131-9-30
4609 Twinmont Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	FH 9880
Nashville, Tn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (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, Sheila Hall Richardson, unmarried

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patty Stephens 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 8 on the Plan of Seven Hills, Section III, as of record in Book 2663, page 89, Register's Office for Davidson County, Tennessee.

BEGINNING at the southwest terminus of Twinmont Court at the corner of Lots 7 and 8; thence with the line between said lots southwesterly 464.1 feet to a point; thence S 83 deg. 06 min. East 760.1 feet to a corner of Lot 9; thence with the line between Lots 8 and 9, northwesterly 403.5 feet to the southeast terminus of Twinmont Court; thence with the south terminus of the same, westerly 40 feet to the point of beginning.

BEING the same property conveyed to Sheila Hall Richardson by deed from George B. Richardson of record in Book 4919, page 379, to create a tenancy by the entireties and further by Quitclaim Deed from George B. Richardson of record in Book 5291, page 44, Register's Office for Davidson County, Tennessee.

GRANTEE assumes and agrees to pay the mortgage held by Commerce Union Bank of record in Book 4801, page 130 and second mortgage held by Commerce Union Bank of record in Book 5414, page 771, said Register's Office. Escrow account and insurance to be transferred to Grantee.

THIS conveyance subject to Restrictive Covenants of record in Book 2881, page552, and such easements and setback lines of record in Book 2663, page 89, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 4609 Twinmont Court Nashville, Tn. 37215
(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 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 4th day of October 1979

Sheila Hall Richardson

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 Sheila Hall Richardson

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 4th day of October 19 79

Commission expires 7/19/81

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 Sheila Hall Richardson, unmarried

TO J. Paul Ratliff

F. 5 6 2 1 7

IDENTIF. REFERENCE

Oct 5 10 46 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			125400.00-	CO
			326.04	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 302.54-
6715A10/05/79				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F562117

IDENTIF. REFERENCE

OCT 5 10 46 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 716870