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BOOK 5609 PAGE 275

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,300.00

Robert J. Ratcliffe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 19 80

Notary Public

MY COMMISSION EXPIRES: 11-17-80
(AFFIX SEAL)

FROM INFORMATION FURNISHED BY THE PARTIES

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Ratcliffe (NAME)	Churchill Mortgage Corporation (NAME)	102-15-21
761 Newberry Road (STREET ADDRESS OR ROUTE NUMBER)	5775-C Peachtree, Dunwoody Road (STREET ADDRESS)	
Nashville, TN. (CITY) (STATE) (P. O. ZIP)	Atlanta, GA. 30342 (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, E. GRADY BOGUE and wife, LINDA Y. BOGUE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT J. RATCLIFFE and wife, JEAN B. RATCLIFFE

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. 208 on the plan of Brookmeade, Section 6, as of record in Book 2331, pages 3 and 4, Register's Office for said County.

BEING the same property conveyed to E. Grady Bogue and wife, Linda Y. Bogue by deed from Richard J. Larsen and wife, Diane K. Larsen of record in Book 5515, page 671, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to restrictive covenants of record in Book 2333, page 629, said Register's Office, and to the matters set forth in the above referenced plan of record.

A part of the consideration for this transfer is the assumption of one certain trust deed dated October 16, 1979, and filed for record October 17, 1979, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5515, page 674, and note of even date thereby secured, in the original principal amount of $58,500.00, payable to Churchill Mortgage Corporation, which debt the Grantee herein assumes and agrees to pay as part payment of the purchase price. The escrow account held in connection with said loan is transferred to the Grantee. The Grantee further hereby assumes the obligations of E. Grady Bogue and wife, Linda Y. Bogue under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is ( ) unimproved (XX) improved property, known as 761 Newberry Road, Nashville, TN.
(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 our hands this 4th day of June, 19 80

E. Grady Bogue

Linda Y. Bogue

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 E. Grady Bogue and wife, Linda Y. Bogue

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 4th day of June 1980

Commission expires 11-17-80

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
E. Grady Bogue et ux

TO
Robert J. Ratcliffe et ux

F 9 2 1 2 1

T

IDENTIF. REFERENCE

JUN 4 3 56 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

row 1 box 8 pn

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

50-04389

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			6430[illegible].8[illegible]- CO	
			107.1[illegible] CO TX	
			.5[illegible] PRFEE	
			6.0[illegible] MOREE	
			CHECK 173.68-	
			2463A06/04/80 REL .0[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F92121

IDENTIFICATION REFERENCE

JUN 4 3 56 PM '80

FEDERAL TITLE INSURANCE SERVICE, INC.

No. 759843