FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,682.99

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 19 80

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DENTON LEE RATLIFF (NAME)	DOBSON & JOHNSON, INC. (NAME)	162-3
625 St. Cloud Drive (STREET ADDRESS OR ROUTE NUMBER)	Suite 1800, One Commerce Place (STREET ADDRESS)	280
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	5DU-60985

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, JERRY W. MILLER and wife, DEBORAH DIANE MILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENTON LEE 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:

LAND in Davidson County, Tennessee, being Lot No. 174 on the Plan of Haywood Hills, Section 3, as of record in Book 4460, pages 164 and 165, Register's Office for said County.

SAID Lot No. 174 fronts 69.96 feet on the westerly margin of St. Cloud Drive, and extends back 129.55 feet on the northerly line and 130.82 feet on the southerly line, to a dead line in the rear, measuring 56.33 feet thereon.

BEING the same property conveyed to Jerry W. Miller by Quitclaim Deed from Meredith Hill Rowland, formerly Meredith Hill Miller, of record in Book 4802, page 270, Register's Office for Davidson County, Tennessee. The said Deborah Diane Miller joins in this conveyance to transfer any interest she may have in the property.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Dobson & Johnson, Inc., of record in Book 4802, page 272, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 625 St. Cloud Drive, Antioch, Tennessee 37013
(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 hand s this 12th day of December, 19 80

JERRY W. MILLER

DEBORAH DIANE MILLER

STATE OF TENNESSEE
Davidson County

BOOK 5690 PAGE 582

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JERRY W. MILLER, et ux DEBORAH DIANE MILLER

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 12th day of December 19 80

Commission expires 4-17-83

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 (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

381 12/15 143.52- CHECK

WARRANTY DEED

FROM
JERRY W. MILLER, et ux

TO
DENTON LEE RATLIFF

PLEASE FILE BOX "7"

G 2 2 0 2 1

IDENTIF. REFERENCE

DEC 15 2 53 PM '80

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5690 PAGE 583

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
			526829.69- CO	
			VD 526829.69 CO	
			52682.99- CO	
			137.02 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 143.52-	
			0381A12/15/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 2 0 2 1

IDENTIF. REFERENCE

DEC 15 2 53 PM '80

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

No. 797649