BOOK 5760 PAGE 904

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,518.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 19 81.

Notary Public

MY COMMISSION EXPIRES: 11-17-84

(AFFIX SEAL)

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
Francis Joseph Forte, Jr., et ux (NAME)	Churchill Mortgage Corporation (NAME)	8D2-48320
761 Newberry Road (STREET ADDRESS OR ROUTE NUMBER)	Suite 300 5775-C Peachtree - Dunwoody Road (STREET ADDRESS)	102-15
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30342 (CITY) (STATE) (ZIP)	21

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, Robert J. Ratcliffe and wife, Jean B. Ratcliffe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francis Joseph Forte, Jr. and wife, Mary M. Forte

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 Brook Meade, Section VI, of record in Book 2331, pages 3 and 4, Register's Office for said County.

SAID Lot No. 208 fronts 123.0 feet on the northwesterly margin of Newberry Road and extends back 348.0 feet on the southwesterly line and 343.4 feet on the northeasterly line to a dead line in the rear, measuring 123.4 feet thereon.

BEING the same property conveyed to Robert J. Ratcliffe and wife, Jean B. Ratcliffe by deed from E. Grady Bogue and wife, Linda Y. Bouge of record in Book 5609, page 275, Register's Office for Davidson County, Tennessee.

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 grantor under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the quaranty or insurance of the indebtedness above mentioned.

This is unimproved ( ) improved (X) property, known as 761 Newberry Road (House Number) (Street) Nashville, Tennessee 37205 (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 17th day of June, 19 81

Robert J. Ratcliffe

Jean B. Ratcliffe

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Ratcliffe and wife, Jean B. Ratcliffe

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 17th day of June, 19 81

Commission expires 11-17-84

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

2925 06/23 184.60- CHECK

WARRANTY DEED

FROM

Robert J. Ratcliffe and wife,

Jean B. Ratcliffe

TO

Francis Joesph Forte, Jr. and wife

Mary Forte

G.4.7.664

IDENTIF. REFERENCE

JUN 23 1 43 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Ida Willett

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

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
			665165.50-	CO
	VD		665165.50	CO
			66518.50-	CO
			178.10	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	184.60-
			2925A06/23/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 4. 7. 6 6 4

IDENTIF. REFERENCE T

Jun 23 1 43 PM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 828975