This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5841 PAGE 539

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dr. William B. Ralph, Jr.	Dr. William B. Ralph, Jr.	92-11-292
(NAME)	(NAME)	
341 21st Avenue North	330 22nd Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37203	Nashville, Tn. 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Dr. William B. Ralph, Jr. and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, E. M. VanLeer and wife, Martha C. VanLeer

have this day bargained and sold, and do hereby transfer and convey unto the said Dr. William B. Ralph, Jr.

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 128 of Block 10 on the Plan of Murphy Land Company's Division "B". A plan showing said property divided into blocks is of record in Book 161, page 125, Register's Office for said County, but does not show the blocks subdivided into lots.

According to a printed copy of an unregistered plan, said lot No. 128 fronts 50 feet on the westerly side of 21st Avenue North, formerly Vanderbilt Avenue, and runs back between parallel lines, parallel with and 256 feet north of the northerly margin of Murphy Avenue, 168 feet to an alley.

Being the same property conveyed to E. M. VanLeer and wife, Martha C. VanLeer by deed from Mabel Burkhalter, Trustee, of record in Book 4565, page 573, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 15th day of January 19 82

Affiant Wm B. Ralph, Jr. mm

My commission expires: 10-20-85 (Affix Seal)

Notary Public Doris E. Morant

unimproved ( )
This is improved (X) property, known as 341 21st Avenue North, Nashville, Tennessee 37203
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for 1982 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 15th *day of* January *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E. M. VanLeer

E. M. VanLeer

Martha C. VanLeer

Martha C. VanLeer

BOOK 5841 PAGE 540

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* E. M. VanLeer and wife, Martha C. VanLeer

the within named 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* January, *19* 82

Doris E. Moran *Notary Public*

Commission expires 10-20-85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in .....,
this .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

7592 01/18/82 09:50- CHECK

CHICAGO TITLE INSURANCE COMPANY
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

240278

WARRANTY DEED

FROM
E. M. VanLeer and wife,
Martha C. VanLeer

TO

Dr. William B. Ralph, Jr.

G 7 5 5 7 4

IDENTIF. REFERENCE

JAN 18 10 24 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 5841 PAGE 541

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
			55000.00- CO	
			143.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 149.50-	
			7592A01/18/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7.5.5.7.4.

IDENTIF. REFERENCE

JAN 18 10 24 AM '82
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 862311