FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,500.00

Jo Ann Ratliff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 1983.

Dina Carol Porter
Notary Public

MY COMMISSION EXPIRES: 10/15/83
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PatriciaS. Spicer, Attorney

401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jo Anne Ratliff, et al (NAME)	Spring Realty, Inc. (NAME)	162-4-24
4892 Shihmen Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 530 (STREET ADDRESS)	05DU-55038
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Antioch, TN 37013 (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, Spring Realty, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jo Anne Ratliff and Thomas W. Miskell

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. 123 of the plan of Antioch Park, Section 4, of record in Book 4300, page 119, Register's Office for said County.

SAID Lot No. 123 fronts 70.00 feet on the northeasterly margin of Shihmen Drive and extends back 155.5 feet on the northerly line and 178.4 feet on the southerly line to a dead line in the rear, measuring 105.40 feet thereon.

BEING THE SAME PROPERTY conveyed to Spring Realty, Incorporated by deed from William S. Finn and wife, Sandra L. Finn, of record in Book 6006, page 192, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to restrictive covenants of record in Book 4533, page 967, said Register's Office, and to the matters set forth in the above referenced plan of record and to Deeds of Trust of record in Book 5999, page 827, and Book 6006, page 195, also in said Register's Office.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
MAR 9 10 49 AM '83
IDENTIF. REFERENCE
H 33921

unimproved ( )
This is improved (X) property, known as 4892 Shihmen Drive, Antioch, TN 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 16th day of February, 19 83

SPRING REALTY, INC.

BY: Linda Fouratt, President
Linda Fouratt, President

RD/DB

STATE OF TENNESSEE
Davidson County

BOOK 6014 PAGE 715

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Linda Fouratt and _____ with whom I am personally acquainted and who upon ~~(their several oaths)~~ acknowledged ~~(themselves)~~ (herself) to be the President and _____ respectively of the Spring Realty, Inc. the within named bargainor, a corporation, and that ~~the~~ she) as such President 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 Linda Fouratt as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 16th day of February, 19 83

My commission expires 7-17-83

Diana Card Bolte
Notary Public

WARRANTY DEED

FROM

Spring Realty, Inc.

TO

Jo Anne Ratliff and

Thomas W. Miskell

Patricia S. Spicer, Attorney
ATTORNEYS AT LAW
1008 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF

BOOK 6014 PAGE 716

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			48500.00- CO	
			126.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 132.60-	
			0655A03/03/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 3 9 2 1-

IDENTIF. REFERENCE

MAR 3 10 49 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 932703