This instrument prepared by: Robert L. Perry, Jr.
BALTHROP AND PERRY ATTORNEYS
102 Frey Street
Ashland City, Tennessee 37015

Esther Lee Crouch, unmarried

MAP AND PARCEL NOS.
83-15-114

TO:

Marie Ratliff , unmarried
202 Noonan Court
Nashville, Tennessee

SEND TAX BILLS TO SAME

WARRANTY DEED

For and in consideration of the sum of FIFTY-FIVE THOUSAND, FIVE HUNDRED AND 00/100 ($55,500.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Esther Lee Crouch, unmarried, Grantor herein; have bargained and sold and by these presents do convey unto Marie Ratliff , unmarried, Grantee herein, her heirs and assigns, the following described property:

> LAND in Davidson County, Tennessee, being Lot No. 132 on the plan of Fortland Park, Section II, Addition I, as of record in Book 2854, page 85, Register's Office for Davidson County, Tennessee.
>
> Said Lot 132 fronts 51.93 feet on the northerly side of Noonan Court and runs back between lines 117.3 feet on the southeasterly side and 112.8 feet on the northwesterly side to a broken line in the rear, on which it measures 135.8 feet.
>
> BEING the same property conveyed to Esther Lee Crouch by deed of record in Book 5144, page 791, Register's Office for Davidson County, Tennessee.
>
> THIS is improved property known as 202 Noonan Court, Nashville, Tennessee.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her heirs and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered unless otherwise herein set forth. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto

01/07/88-08:55 CHECK #

the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF I have set my hand this the 28th day of December, 1984.

Esther Lee Crouch
Esther Lee Crouch

STATE OF TENNESSEE §
§ ss.
COUNTY OF CHEATHAM §

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Esther Lee Crouch, the within named barginor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 28th day of December, 1984.

Glynda Johnson
NOTARY PUBLIC

GLYNDA JOHNSON NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 3/9/85

STATE OF TENNESSEE §
§ ss.
COUNTY OF CHEATHAM §

The actual consideration or value of property,(whichever is greater) is $55,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

O. Marie Ratliff

SWORN TO and subscribed before me
this the 28th day of December, 1984.

Glynda Johnson
NOTARY PUBLIC

GLYNDA JOHNSON NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 3/9/85

I 7 5 0 0 4

IDENTIF. REFERENCE

JAN 7 10 25 AM '85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

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

RECEIVED OF _____

FOR _____

BOOK 6468 PAGE 962

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

55500.00- CAMT.
144.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 150.80-
1415A01/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 5 0 0 4

IDENTIF. REFERENCE

JAN 7 10 05 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99094