ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Marlin Keel (NAME)	same (NAME)	52-3;par. 44,45,46, 59 & 60
7953 Ridgewood Rd. (STREET ADDRESS OR ROUTE NUMBER)	7953 Ridgewood Rd. (STREET ADDRESS)	FB# 11D 44465 11D 44470
Goodlettsville,TN 37072 (CITY) (STATE) (ZIP CODE)	Goodlettsville,TN 37072 876-0416 (CITY) (STATE) (ZIP CODE)	11D 44530 11D 44475 11D 44525

WARRANTY DEED

BOOK 6523 PAGE 696

For and in consideration of the sum of TWO THOUSAND and no/100 - - - - - - - - - - ($2,000.00) - DOLLARS

payable by note in the amount of two thousand and no/100 Dollars ($2,000.00) at the rate of 15% for sixty months in monthly installments of $47.58. This note is secured by deed of trust which is being recorded herewith. Payee has the right to call said note in the event there is a sale of the property before the expiration of the 60 months. Said note also provides for payment of reasonable attorney fees and costs of collection by the maker in event of default;

Elizabeth Ratner, et vir Frank E. Ratner,

have bargained and sold, and by these presents do transfer and convey unto the said Marlin Keel

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being lots no. 88, 89, 90, 94 and 95 on the Plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum Land, not of record, described according to a survey made by T. W. Briley, County Surveyor, Sumner County, Tennessee, October 7, 1937.

Said Lot Nos. 88, 89 and 90 are described as follows:

Said Lot nos. 88, 89 and 90 front together 150 feet on the westerly side of Ward Road and extend back between parallel lines 150 feet to a dead line.

Said Lot no. 94 begins on the easterly margin of Ward Highway at a point 1024 feet south of the southerly margin of New Providence Pass, being the corner of Lots nos. 94 and 95; thence with the line between said two lots, eastwardly 51 feet 6 inches, more or less, to the easterly line of 25 acre tract; thence with said line, southward 193 feet 10 inches, more or less, to a corner of said tract; thence westwardly 56 feet, more or less, to the easterly margin of Ward Highway; thence with said Highway Northwardly 193 feet 10 inches to the beginning.

Said Lot no. 95 is described as follows:

Beginning on the easterly margin of Ward Highway at the northwest corner of the property conveyed to Irvine A.Bornstein and wife, by deed from Ollie W. Bradley of record in Book 2200, page 554, Register's Office for said County, being the corner of Lots Nos. 94 and 95; thence with the line between said two lots eastwardly 51 feet 6 inches, more or less, to the easterly line of said 25 acre tract; thence with said line northwardly 150 feet more or less, to the corner of lots nos. 95 and 96; thence with the line between said two lots westwardly 49 feet to the easterly margin of said Ward HIghway; thence with same, southwardly 150 feet to the beginning. BEING the same property conveyed to Elizabeth Ratner by deed from William Wilson of record in Book 5932, page 508, RODC, Tennessee.

unimproved (X)
This is improved ( ) property, known as Lots 88,89,90, 94 and 95 (House Number) WARD ROAD, (Street)

(P. O. Address) Madison, Tennessee (City or Town) 37115 (Zip Code)

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.

• 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. This property was never used as the personal residence of the Grantors.

Witness our hands this 20th day of March, 1985.

Frank E. Ratner Elizabeth Ratner

CHECK 04/01 1.7 3334

BOOK 6523 PAGE 697

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF VENTURA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Ratner and Frank E. Ratner

or proved to me on the basis of satisfactory evidence

the bargainor S, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at VENTURA, CALIFORNIA, this 20th day of MARCH, 19 85.

My commission expires 1-22-88 Notary Public Judy Wickenden

OFFICIAL SEAL
JUDY WICKENDEN
Notary Public-California
VENTURA COUNTY
My Comm. Exp. Jan. 22, 1988

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 2,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Gerald A. Burkett

Sworn to and subscribed before me this 1st day of April, 19 85.

~~My commission expires~~ ~~Notary Public~~ B. Edwards - Dep. Reg.

This instrument was prepared by:

GERALD A. BURKETT	Suite 623, Stahlman Bldg., 211 Union St., Nashville, TN 37201-1582
Name	Phone 242-5020 Address

WARRANTY DEED

FROM ELIZABETH RATNER

TO MARLIN KEEL

Gerald A. Burkett
Attorney at Law
211 Union Street, #623
Nashville, TN 37201

FILED FOR RECORD IN DAVIDSON COUNTY, TN
APR 1 | 50 PM '85
FELIX A. ...

Gerald A. Burkett
Attorney at Law
211 Union Street, #623
Nashville, TN 37201

IDENTIF. REFERENCE

I 93301 MAIL

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

RECEIVED OF _____

FOR _____

BOOK 6523 PAGE 698

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
			2000.00- CAMT.	
			5.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	11.70-
			3934A04/01/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 3 3 0 1

IDENTIF. REFERENCE

APR 1 1 58 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 120984