Box 14
1519
540933-2

FORM NO. WD-1

BOOK 6593 PAGE 513

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 1985.

Notary Public

MY COMMISSION EXPIRES: 10-24-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jasper C. Ratteree, Jr. (NAME)	Fidelity Federal Savings & Loan (NAME)	104-11-98&99
2133 Acklen Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	24W-6240
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	24W-6235

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, Peabody Place, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jasper C. Ratteree, Jr. and wife, Sarah H. Ratteree and Jasper C. Ratteree, III, unmarried

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 Unit No. 101 on the Plan of Lexington Square Condominiums, Phase 1, as shown in Exhibit to Master Deed and By-Laws of record in Book 6523, page 348, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peabody Place, Inc. by deed from James Phillip Zerface and wife, Theresa Zerface as of record in Book 6369, page 791, said Register's Office.

J16664

IDENTIF. REFERENCE

JUN 28 9 11 AM '85

FELIX P. ... REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 2133 Acklen Avenue, Nashville, Tennessee 37203
(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 his hand this 25th day of June, 19 85

Peabody Place, Inc.

By: Bryan Stanley, Pres

3/22 1330-
3704

STATE OF TENNESSEE
Davidson County

BOOK 6593 PAGE 514

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, (or proved to me on the basis of satisfactory evidence) 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___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared

Bryan Stanley

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Peabody Place, Inc. a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of June, 19 85.

John L. Stuff Notary Public

Commission Expires 10/24/88

WARRANTY DEED

FROM

Peabody Place, Inc.

TO

Jasper C. Rattenee, Jr. and wife, Sarah H. Rattenee and Jasper C. Rattenee, III, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6593 PAGE 515

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

68000.00- CAMT
176.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 183.30-
2704A06/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 6. 6. 4.

IDENTIF. REFERENCE

JUN 28 9 11 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 149018