BOOK 7297 PAGE 844 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,500

Anthony W. Curtis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 1987

Susan S. Garner
Notary Public

MY COMMISSION EXPIRES: 9/11/~~80~~ 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SUSAN S. GARNER, Attorney, 207 Third Ave., N., Nashville, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
Quintard W. and Patricia Ratliff (NAME)	City Fed. Mortgage Co. (NAME)	118-13-103
3710 Lealand Lane (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (P.O. ZIP)	Somerset, New Jersey 08873 (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, Anthony W. Curtis and wife, Deborah Barrett-Curtis,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Quintard W. and wife, Patricia Ratliff

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. 5, Section 1, Leawell, as of record in Book 1835, page 55, Register's Office for said County, described as follows:

Beginning at the intersection of the East margin of Lealand Lane and the north margin of Caldwell Lane, as extended on a radius 96.39, R=20; T=22.47, L 33.74 thence with said margin of Lealand Lane, North 11 deg. 27' East 165.5 feet to a point; thence south 85 deg. 09' East 213.5 feet to a point; thence South 9 deg. 33' West 164.8 feet to a point; thence with the north margin of Caldwell Lane, North 85 deg. 12' West 196.53 feet to the beginning of said radius above; thence 33.74 feet along said radius to the point of beginning, containing .81 acres more or less.

Included in the above description but specifically excluded therefrom is a parcel of land deeded to the Metropolitan Government of Nashville and Davidson County, Tennessee for the construction of a drainage facility of record in Book 6418, page 30, Register's Office for Davidson County, Tennessee, and described as follows:

(Continued on attached page)

This is unimproved ( ) improved (X) property, known as 999 Caldwell Lane, also known as 3710 Lealand Lane, Nashville, TN 37204
(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 hands this 15th day of July, 1987

Anthony W. Curtis
ANTHONY W. CURTIS

Deborah Barrett-Curtis
DEBORAH BARRETT-CURTIS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Susan S. Garner, a Notary Public in and for said County and State, the within named Anthony W. Curtis and Deborah Barrett-Curtis

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) 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 July, 19 87.

Susan S. Garner Notary Public

Commission Expires 9/11/90

STATE OF TENNESSEE
Davidson County

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

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Anthony W. Curtis

and Deborah Barrett-Curtis

TO

Quintard W. Ratliff

and Patricia Ratliff

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

Beginning at a point on the intersection of the existing north margin of Caldwell Lane with the existing east margin of Lealand Lane; thence north 15 degrees 14 minutes 44.36 seconds east 30 feet, more or less to a point; thence south 84 degrees 13 minutes east 68.0 feet to a point; thence south 05 degrees 47 minutes west 30.0 feet to a point; thence north 84 degrees 13 minutes west 73 feet along the existing north margin of Caldwell Lane to the point of beginning and containing 2,115 square feet and being part of the property conveyed to Anthony W. Curtis and wife, Deborah A. Barrett-Curtis from Mary Noel Kershaw and husband, Jack Kershaw of record in Deed Book 5741, page 636 in Register's Office for Davidson County, TN.

The property described above is located at the northeast intersection of Caldwell Lane and Lealand Lane in Davidson County, Tennessee.

Being the same property conveyed to Anthony W. Curtis and wife, Deborah A. Barrett-Curtis by deed from Mary Noel Kershaw of record in Book 5741, page 636, Register's Office for Davidson County, Tennessee.

4 6 0 7 3

IDENTIFICATION REFERENCE

JUL 15 3 46 PM '87

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

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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

97500.00- CAMI.
273.00 CSTAX
.50 PRFEE
9.00 WDFEE
CHECK 282.50-
0219A07/15/07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 6 0 7 3

IDENTIFICATION REFERENCE

JUL 15 3 46 PM '07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104380