RE-RECORD BOOK 7872 PAGE 763

RE-RECORD

43849

RE-RECORD
WARRANTY DEED

IDENTIFICATION REFERENCE

Address of New Owner:
and Send Tax Bills To:
STAR SOUTH, INC.
4609 Twinmont Court
Nashville, TN 37215

Map/Parcel Numbers:

Map 49-15
Parcels 34 and 35

JUN 23 2 42 PM '89
FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged;

BOOK 7618 PAGE 485

I, Patty S. Ratliff

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Star South, Inc., a Tennessee corporation, 8271 06/23 0101 03CHECK 6.00

hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 26 and Lot No. 27 on the plat of Deer Meadows, Phase Two, of record in Book 6250, page 280, in the Register's Office for Davidson County, Tennessee. Reference is made to said plat for a more complete and accurate description.

Being the same property conveyed to Patty S. Ratliff by deeds from George T. Hicks and James D. Gillespie, of record in Book 7351, page 522 (Lot #26), and Book 7510, page 417 (Lot #27), in the Register's Office for Davidson County, Tennessee.

This property is subject to restrictive covenants of record in Book 6143, page 141, in the Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 6471, page 756, said Register's Office.

Taxes for the year 1988 are prorated and assumed by the Grantee herein.

(X) unimproved
This is ( ) improved property.

J. Paul Ratliff joins in this conveyance solely for the purpose of waiving any marital rights that he may have in this property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors 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 my hand this 3rd day of August, 1988.

PATTY S. RATLIFF

J. PAUL RATLIFF

557.6 a

IDENTIFICATION REFERENCE

AUG 4 9 38 AM '88
FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

RE-RECORD BOOK 7872 PAGE 764

PAGE TWO -- PATTY S. RATLIFF to STAR SOUTH, INC.

STATE OF TENNESSEE | Tennessee
COUNTY OF DAVIDSON | Davidson

BOOK 7618 PAGE 486

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, PATTY S. RATLIFF, the within named bargainor, 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 Nashville, Tennessee, this 3rd day of August, 1988.

Gregory L. Doolsby
NOTARY PUBLIC

My commission expires: 11-3-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, J. Paul Ratliff, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 1989.

Notary Public
My Commission Expires: 11/10/91

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 29,000.00.

Patty S. Ratliff
AFFIANT

SWORN TO and subscribed before me, this the 3rd day of August, 1988.

Gregory L. Doolsby
NOTARY PUBLIC

My commission expires: 11-3-90

THIS INSTRUMENT WAS PREPARED BY:

William S. Hofstetter
Attorney at Law
4011 Hillsboro Circle
Nashville, TN 37215