NEW OWNER:

QUINTARD W. RATLIFF
3710 Lealand Lane
Nashville, Tennessee 37204

MORTGAGEE:

City Fed Mortgage Company
30 Warder Street
Springfield, Ohio 45501

THIS INSTRUMENT PREPARED BY
KELLY & JONES, ATTYS.
F. DULIN KELLY
629 East Main Street,
Hendersonville, TN 37075

SEND TAX BILLS TO:

City Fed Mortgage Company
30 Warder Street
Springfield, Ohio 45501

Map - Parcel Numbers
118-13-103

QUITCLAIM DEED

FROM: PATRICIA ANN RATLIFF

0198 03/07 0101 01CASH 6.00

TO: QUINTARD W. RATLIFF

FOR AND IN CONSIDERATION of the sum of $-0- Dollars, cash, and other good and valuable considerations, the receipt of which is hereby acknowledged, and in accordance with the Final Decree of Divorce and Marital Dissolution Agreement of record in Book 53A, Page 544, I, PATRICIA ANN RATLIFF, have this day, bargained and sold, and by these presents, do hereby convey and quitclaim unto QUINTARD W. RATLIFF, all my estate, right, title, interest and claim in and to one certain tract or parcel of land and being more particularly described as follows:

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° 27' East 165.5 feet to a point; thence south 85° 09' East 213.5 feet to a point; thence South 9° 33' West 164.8 feet to a point; thence with the north margin of Caldwell Lane, North 85° 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:

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° 14' 44.36" east 30 feet, more or less to a point; thence south 84° 13' east 68.0 feet to a point; thence south 05° 47' west 30.0 feet to a point; thence north 84° 13' west 73 feet along the existing north margin of Caldwell Lane to the pont of beginning and containing 2,115 square feet and being a 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 Quintard W. and wife, Patricia Ratliff, by deed dated July 15, 1987 and of record in Book 7297, page 844, Register's Office, Davidson County, Tennessee.

Patricia Ratliff and Patricia Ann Ratliff are one and the same person.

WITNESS my hand this 7th day of March, 1990.

Patricia Ratliff
PATRICIA ANN RATLIFF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATRICIA ANN RATLIFF, 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 7th day of March, 1990.

Nancy Carol Caffey
NOTARY PUBLIC

My commission expires: 11-27-93

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0-.

Quintard W. Ratliff
AFFIANT

Sworn to and subscribed before me this 7th day of March, 1990.

Nancy Carol Caffey
NOTARY PUBLIC

My commission expires: 11-27-93

IDENTIF. REFERENCE
MAR 7 12 30 PM '90
DAVIDSON COUNTY TN.
08882