BOOK 9494 PG 229

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

x Leslie Jane Ratliff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

Return To: **THIS INSTRUMENT WAS PREPARED BY**

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Nancy Carol Dorman and Leslie Jane Ratliff	**Southeastern Mortgage of Tennessee,**	**Map 38**
(NAME)	(NAME)	
5421 Eatons Creek Road	**565 Marriott Drive, Suite 250**	**Parcel 24**
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015	**Nashville, TN 37214**	**14D-27110**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BOBBY R. YANT, JR. AND WIFE, DEBRA H. YANT**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NANCY CAROL DORMAN AND LESLIE JANE RATLIFF, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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:

SEE ATTACHED Exhibit "A" for complete description

94 OCT 17 AM 8:46
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

00179

unimproved ( )
This is improved (X) property, known as **5421 Eatons Creek Road, Ashland City, TN 37015**
(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 hand & this 5th day of October 19 94

Bobby R. Yant, Jr.
Bobby R. Yant, Jr.

Debra H. Yant
Debra H. Yant

BOOK 9494 PG 230

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Nancy Carol Dorman and Leslie Jane Ratliff**

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 **Madison**, Tennessee, this **5th** day of **October**, 19**98**.

Commission expires **5/23/98**

Deanne L. Haggerty
Notary Public

STATE OF TENNESSEE
COUNTY OF

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

My commission expires _____

Notary Public

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:
BOBBY R. YANT, JR. AND WIFE DEBRA H. YANT

TO:

NANCY CAROL DORMAN AND LESLIE JANE RATLIFF

EXHIBIT "A" BOOK 9494 PG 231

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being part of Tract 3 on the F. B. Kelsey's and wife, property, and described according to a survey thereof made by C. J. Carney, Surveyor, dated March 28, 1961, and further described according to a Mortgage Loan Inspection dated 9-26-94 by R. L. Montoya Land Surveying, Inc. as follows:

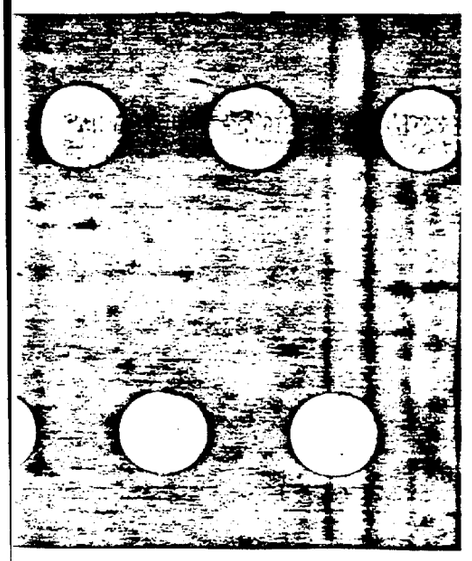
Beginning at the southeast corner of the property conveyed to Bobby R. Yant in Deed Book 5741, Page 733, Register's Office for Davidson County, Tennessee in the line of Henry Gene Dunlap property as of record in Deed Book 8238, Page 218, said Register's Office and at an iron pin in the center of an old road bed; said point being 413 feet southwest of Eaton's Creek Road; thence with common line of said property, South 88 degrees West 172 feet to a stake in a spring branch; thence North 35 degrees East 276.0 feet to an iron pin; thence North 8 degrees 03' West 76.6 feet to a pin in the common line of Parcels 24 and 23; thence with the common line of Parcel 24 and Parcel 23, North 89 degrees 30' West 258.6 feet to an iron pin; thence South 3 degrees West 448 feet to an iron pin in the center of said Old Road Bed; thence with the center of the same, North 64 degrees East 340 feet to the point of beginning.

Being the same property conveyed to Bobby R. Yant, Jr. and wife, Debra H. Yant by deed from Thomas James Clarke and wife, Rosanne Clarke of record in Book 5741, Page 733, Register's Office for Davidson County, Tennessee.

This conveyance also includes all Grantors' right, title and interest in and to an Ingress/Egress Easement described as follows:

BEGINNING at the southeast corner of the property conveyed to Bobby R. Yant, Jr. and wife, Debra H. Yant in Deed Book 5741, Page 733, Register's Office for Davidson County, Tennessee in the line of the Henry Gene Dunlap Property as of record in Deed Book 8238, Page 218, Register's Office for said County; thence with the common line of said property, South 88 degrees West, 181.17 feet to a point; thence continuing with said common line, North 35 degrees 00 minutes East 44.95 feet to a point; thence leaving said common line and along the north line of this described easement; South 44 degrees 50 minutes East 40.8 feet; thence North 82 degrees 40 minutes East, 80.0 feet to a point; thence North 62 degrees 25 minutes East 425.00 feet to a point in the westerly margin of Eatons Creek Road; thence with said margin, South 27 degrees 23 minutes 56 seconds East 20.0 feet to a point; thence leaving said margin South 60 degrees 42 minutes 34 seconds West 388.18 feet to the point of beginning, containing 12,690 square feet of 0.29 acres, more or less.

8463 10/17 0101 03CHECK 253.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

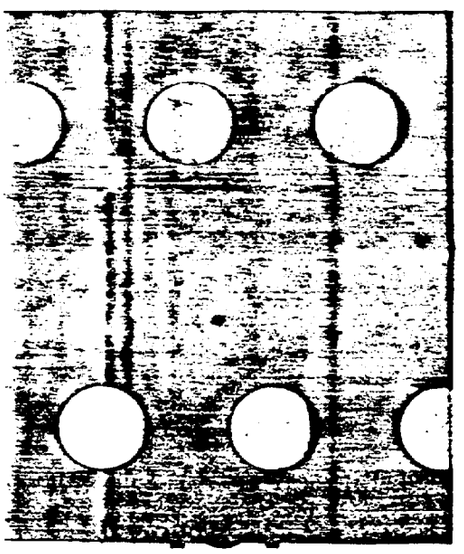
RECEIVED OF _____

FOR _____

BOOK 9494 PG 232

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



CAMT 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 12.00
TOTAL 253.50
CHECK 253.50

10/17/94 01 08:46 0001 8463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00179
IDENTIF. ✦ REFERENCE

94 OCT 17 AM 8:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 844658