BOOK 9676PG499

file box 52

" SPECIAL WARRANTY DEED"

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 19 95
Notary Public
MY COMMISSION EXPIRES 11/2/95
(AFFIX SEAL)

KAREN CARUTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215File #9320

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. Ratliff (NAME)	First Franklin Financial (NAME)	MAP 86-10
3509 Albee Drive (ADDRESS)	5285 S W Meadows Rd., Ste 340 (ADDRESS)	PARCEL 80
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Lake Oswego, OR 97035-3227 (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, J.I. Kislak Mortgage Service Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles D. Ratliff and wife, Claire J. 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. 52 on the Plan of Chapelwood, Section 2, as of record in Plat Book 5200, page 83, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J.I. Kislake Mortgage Service Corporation by deed from Secretary of Housing and Urban Development of Washington, D.C. of record in Book 9416, page 270, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

By, through, and under, but not otherwise the following limitation of warrantees shall be deemed superior and override any others contained herein:

Warrantees contained herein extend only to Grantee herein and pertain only to those defects placed or caused to be placed on the above property by the within captioned Grantor.

95 MAY 19 AM 9:34
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0062325
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 3509 Albee Drive, Hermitage, TN 37076
(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 my hand this 15th day of May 19 95

J.I. Kislak Mortgage Service Corporation
By:
Kenneth S. Bialy, Senior Vice-President

STATE OF TENNESSEE

BOOK 9676PG500

COUNTY OF

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_____.

Commission expires _____ _____

Notary Public

_____

STATE OF FLORIDA

COUNTY OF DADE

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Kenneth S. Bialy and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged him to be the Senior VIce-President and _____ respectively of the J.J. Kislak Mortgage Service Corp. 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

RUTH L. GIBB
MY COMMISSION # CC 257026
EXPIRES: May 14, 1997
Bonded Thru Notary Public Underwriters

Ruth L. Gibb

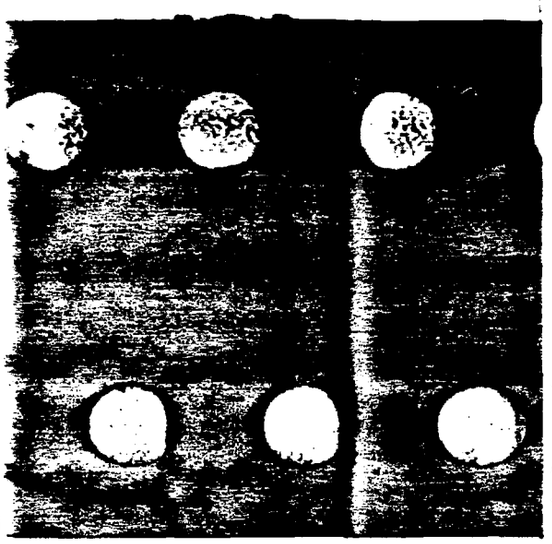
Notary Public

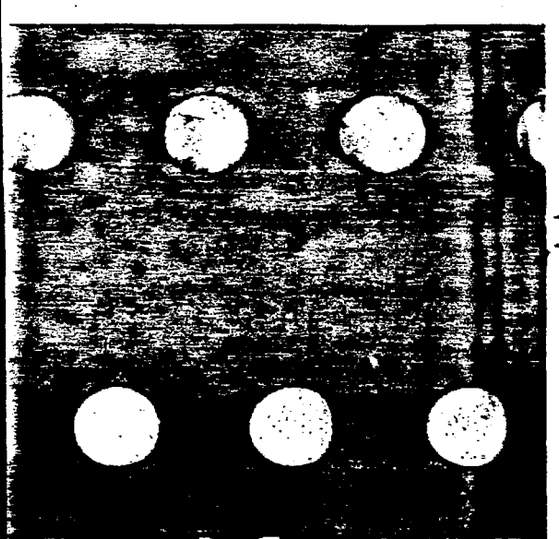
RUTH L. GIBB NOTARY PUBLIC STATE OF FLORIDA

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

2723 05/19 0101 03CHECK

184.75





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

RECEIVED OF _____

FOR _____

BOOK 9676 PG 501

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	47500.00
			CON TX	175.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	184.75
			CHECK	184.75
05/19/95	01		09:36 0001	2723

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0062325
IDENTIF. ↑ REFERENCE

95 MAY 19 AM 9:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912073