File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10445 PG 678

#14613

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SCOTT E. RACTLIFFE	NEW OWNER	130-5
(NAME)	(NAME)	
111 Gilman Avenue		60
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		7DZ32705
(CITY) (STATE) (P. O. ZIP)	(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, SUSANNE M. FLYNN AND WALTER K. FLYNN, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT E. RACTLIFFE AND WIFE, MARY ELLEN RACTLIFFE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 27 Block "G" on the Plan of 2nd revised Plan of Highlands of Belle Meade No. 2 Blocks E, F, G, H and K, as of record in Plat Book 1130, pages 71 and 72, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Susanne M. Flynn, an unmarried person by deed from William E. Hardin and wife, Pamela E. Hardin of record in Book 9506, page 306, said Register's Office. Title being in Susanne M. Flynn and Walter K. Flynn by quitclaim deed of record on Book 9801, page 617, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantor; and (2) All matters appearing on the Plan of record in Plat Book 1130, pages 71 and 72, said Register's Office.

0302379
IDENTIF. & REFERENCE

97 MAY -7 AM 10:28
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8244 05/07 0101 03CHECK 655.76

This is improved (XX) unimproved ( ) property, known as 111 Gilman Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of May, 19 97

Susanne M. Flynn
SUSANNE M. FLYNN

Walter K. Flynn by Susanne M. Flynn
WALTER K. FLYNN
BY: SUSANNE M. FLYNN, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10445 PG 679

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. SUSANNE M. FLYNN

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of May, 19 97.

My commission expires 9/23/2001 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSANNE M. FLYNN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said WALTER K. FLYNN and is authorized by the said WALTER K. FLYNN to execute this instrument on his behalf.

Witness my hand, at Office, this 1st day of May, 1997.

NOTARY PUBLIC

My Commission Expires: 9/23/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR~~ THIS TRANSFER IS $ 174,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 1997.

MY COMMISSION EXPIRES: 9/23/2001
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

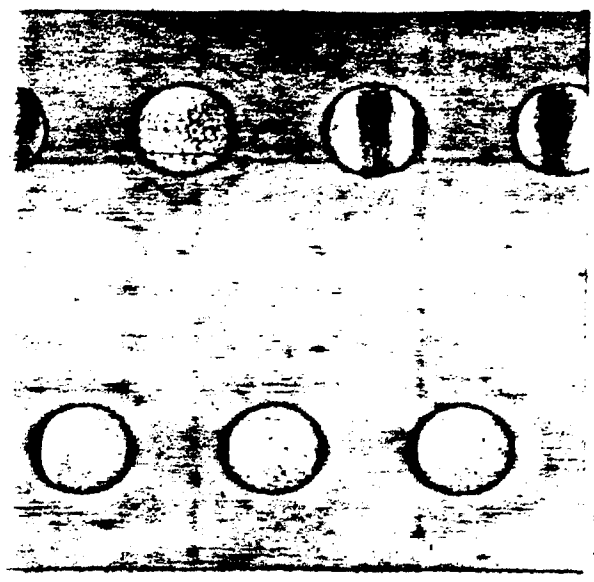
SUSANNE M. FLYNN AND WALTER K. ~~FLYNN~~

TO

SCOTT E. RACTLIFFE AND WIFE, ~~MARY ELLEN RACTLIFFE~~

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

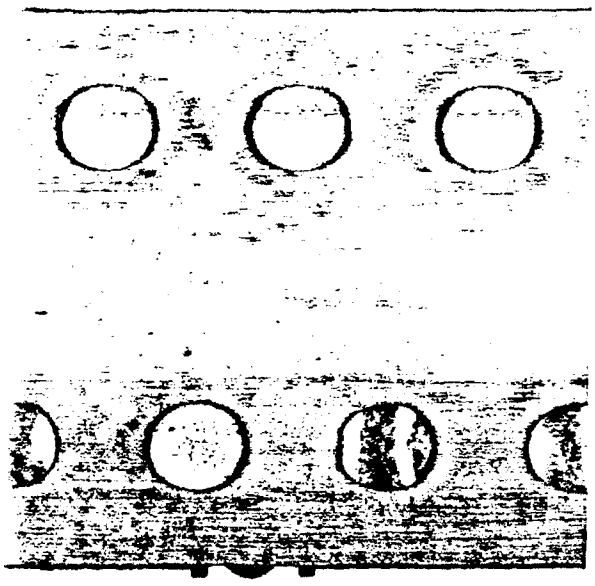
BOOK 10445 PG 680

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
174800.00
CON TX 646.76
PRFEE 1.00
WDEED 8.00
TOTAL 655.76
CHECK 655.76
05/07/97 01 10:31 0001 8244

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0302379
IDENTIFICATION REFERENCE

97 MAY -7 AM 10: 28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1148304