BK 63

WARRANTY DEED

BOOK 10485 PG 389

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad M. Jones (NAME)	Chase Manhattan Mortgage (NAME)	MAP 113-12
432 Tampa Drive (ADDRESS)	155 Franklin Road, Suite 350 (ADDRESS)	PARCEL 97
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Cynthia L. Ratliff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brad M. Jones

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:

Being Lot no. 51 on the Plan of Windsor Park, of record in Book 3600, Page 64, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mark S. Ratliff and wife, Cynthia L. Ratliff by Deed from Hollybelle, a Tennessee Partnership, of record in Book 8500, Page 396, Register's Office for Davidson County, Tennessee. The said Mark S. Ratliff and Cynthia L. Ratliff having since divorced, Docket #93D 2399, Fourth Circuit Court for Davidson County, Tennesee. The said Mark S. Ratliff having since quitclaimed all right, title and interest in said property to Cynthia L. Ratliff by QuitClaim of record in Book 9022, Page 926, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Davidson County taxes for the year 1997 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.

CONTINUED

This is unimproved ( ) improved (X) property, known as 432 Tampa Drive, Nashville, Tennessee 37211
(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 30th day of May 19 97

Cynthia L. Ratliff

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia L. Ratliff

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 30th day of May, 19 97.

Commission expires 1-2-98

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

LEGAL DESCRIPTION CONTINUATION

The Plan of record in Book 3600, Page 64, said Register's Office.

Restrictive Covenants of record in Book 3251, Page 18, Book 3792, Page 445, Book 3816, Page 784, and Book 4271, Page 528, Register's Office for Davidson County, Tennessee.

97 JUN -9 AM 10:23

0313665

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10485 PG 391

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

CHK # [illegible]

CO TX [illegible]

PRFEE [illegible]

MOR TX [illegible]

TOTA [illegible]

06/09/97 01 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03 13665

IDENTIF. # REFERENCE

97 JUN -9 AM 10:23

FELIX Z. WILSON
DAV. CO. REGISTER
DAVIDSON COUNTY, TN.

No.