506

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 10556 PG 348

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: 7-7-99
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna C. Carter (NAME)	Countrywide Home Loans (NAME)	161-5-28
5420 Bradfield Drive (ADDRESS)	155 North Lake Avenue (ADDRESS)	
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (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, Dorothy Anne Ratcliffe and husband James O. Ratcliffe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anna C. Carter and Hazel Eddins, both unmarried

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. 59 on the Plan of Hillview Estates, as of record in Book 3600, page 89, Register's Office for Davidson County, Tennessee.

SAID Lot No. 59 fronts 124 feet on the easterly side of Bradfield Drive and extends back 203.64 feet on the northerly line and 198 feet on the southerly line to a dead line measuring 124.13 feet thereon.

BEING the same property conveyed to Dorothy Anne Ratcliffe by Quitclaim Deed from James O. Ratcliffe and Dorothy Anne Ratcliffe, of record in Book 8987, page 678, Register's Office for Davidson County, Tennessee.

James O. Ratcliffe, spouse of Dorothy Anne Ratcliffe joins in this conveyance to relinquish any and all marital interest in the property.

97 AUG -4 PM 4:12
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

'0333928
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 5420 Bradfield Drive, Nashville, Tennessee 37220
(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 ~~XXX~~ our hand S this 29th day of July 19 97

Dorothy Anne Ratcliffe
Dorothy Anne Ratcliffe

James O. Ratcliffe
James O. Ratcliffe

BOOK 10558 PG 349

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 Dorothy Anne Ratcliffe and husband James O. Ratcliffe

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 Nashville, Tennessee, this 29th day of July, 19 97.

Commission expires 5-1-99

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

2913 08/04 0101 03CHECK

656.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10556 PG 350

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 175000.00
CON TX 647.50
PRFEE 1.00
WDEED 8.00
TOTAL 656.50
CHECK 656.50

08/04/97 01 16:16 0001 2913

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CE

0333928
IDENTIFICATION REFERENCE

97 AUG -4 PM 4:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1182528