| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE BOOK 10660 PG 721 |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Avenue, Suite 410<br>Nashville, Tennessee 37203 | COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 204,000.00<br>D. Anne Ratcliffe<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 19 97<br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |

50

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James O. Ratcliffe<br>(NAME) | First American National Bank<br>(NAME) | 160-15-A-66CO |
| 203 Hearthstone Manor Lane<br>(ADDRESS) | First American Center<br>(ADDRESS) | |
| Brentwood, TN 37027<br>(CITY) (STATE) (ZIP) | Nashville, TN 37237-0209<br>(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, Estate of Mildred K. Emerson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James O. Ratcliffe and wife, D. Anne Ratcliffe

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 Unit No. 66 on the Plan of Hearthstone Manor, Phase 4, of record in Book 6250, page 990, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said Unit.

BEING the same property conveyed to Mildred K. Emerson by deed from James T. Putman, unmarried, of record in Book 9067, page 133, Register's Office for Davidson County, Tennessee. The said Mildred K. Emerson has since died. Pursuant to her will, this property is being sold by and through her executor, Glenn Wright, Administrator, CTA.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
97 OCT 28 PM 12:07

IDENTIFICATION REFERENCE
0363382

4568 10/28 0101 03CHECK 763-80

unimproved ( )
This is improved ( X ) property, known as 203 Hearthstone Manor Lane, Brentwood, TN 37027
(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 27th day of October 19 97

Glenn Wright Administrator CTA
Estate of Mildred K. Emerson

BOOK 10660 PG 722

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 ~~Estate of Mildred K. Emerson~~ GLEN WRIGHT, ADMINISTRATOR OF THE ESTATE OF MILDRED K EMERSON the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 19 97.

Commission expires 5-5-99

Notary Public

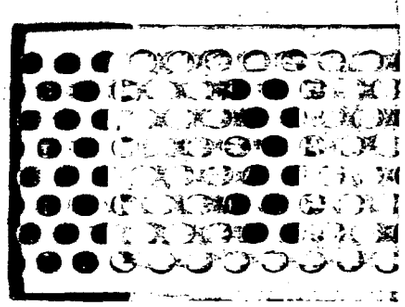
STATE OF TENNESSEE
COUNTY OF

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



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

RECEIVED OF _____

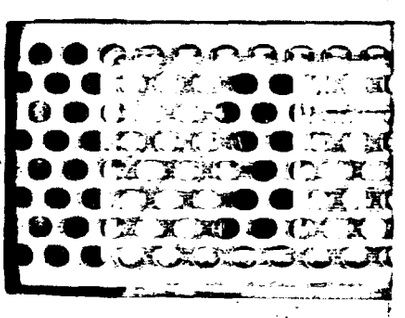
FOR _____

BOOK 10660 PG 723

| | | |
|---|---|---|
| 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 | |
| | | | | 204000.00 |
| | | | CON TX | 754.80 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 763.80 |
| | | | CHECK | 763.80 |
| 10/28/97 | 01 | 12:06 | 0001 | 4568 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0363382
IDENTIF. # REFERENCE

97 OCT 28 PM 12:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1213810