Dav. Co. File Box 14-A
G#13304-2

PREPARED BY (AMENDED):

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W & I Ref: (gj) Title No: 41444
Dav. Co. File: Box 8

Instr:200002220017048 Page: 1 OF 2
REC'D FOR REC 02/22/2000 12:18:07PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $754.80

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Greg Ratliff Benning Ratliff 103 Gilman Avenue Nashville, TN 37205	

TAX MAP-PARCEL NUMBERS: 129-8-102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 204000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ted Peyton Shelton, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Greg Ratliff and spouse, Benning Ratliff,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 31 and part of Lot No. 30 of Block "G" on the Second Revised Plan Highlands of Belle Meade No. 2, Blocks E, F, G, H & K as of record in Book 1130, Page 27 Register's Office for Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr,. Surveyor, May 1, 1948, as follows:

BEGINNING on the southerly margin of Gilman Avenue, at the corner of Lot Nos. 30 and 31, said subdivision; thence with said Avenue, westwardly 81.7 feet to the beginning of a curve; thence, around said curve, with a radius of 20 feet, southwestwardly 31.42 feet to the easterly margin of State Highway No. 100; thence, with said Highway, southwardly 177.88 feet to the northwestern corner of Lot No. 1, said subdivision; thence, with the northern line of the Lot 1 and the southern line of Lots 31 and 30, eastwardly 107.2 feet to a point 5.5 feet East of the common corner of Lot Nos. 30 and 31; thence, northwardly along a straight line 197.8 feet to the POINT OF BEGINNING.

BEING part of the same property conveyed to Ted Peyton Shelton, a single person by deed from Nell J. Harris, a widow of record in Book 8666, page 848, Register's Office for Davidson County, Tennessee.

Linda W. Shelton, spouse of Ted Peyton Shelton, joins in the conveyance solely for the purpose of waiving and martial interest he might have in the subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to The Plan of record in Book 1130, page 72, said Register's Office, shows an owner's certificate, a 50 and 30 feet minimum setback line from Gilman Ave and St. Highway No. 100, respectively, and a 10 foot easement for public utility purposes along the southwesterly line(s) of said lot; and a 10 foot easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee along the northwesterly line of said lot of record in Book 5325, page 367 said Register's Office.

This is improved property, known as: 103 Gilman Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of February, 2000.

Ted Peyton Shelton **Linda W. Shelton**

State of Tennessee
County of Davidson

On this 18th day of February, 2000, before me the undersigned authority, personally appeared **Ted Peyton Shelton** and **Linda W. Shelton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-29-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 204000.00

Affiant

Sworn and subscribed before me on the 18th day of February, 2000.

Notary Public

My Commission Expires: 5/27/01

JOHN E. GOOCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN