This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 8

ADDRESS NEW OWNER:
Charles D. Ratliff and Claire J. Ratliff
3007 Jenry Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Center Drive, Ste. 400
Franklin, TN 37067

MAP AND PARCEL:
MAP 85-15
PARCEL 7
3DZ-64060

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mark T. Farmer, unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles D. Ratliff and wife, Claire J. Ratliff, tenants by the entirety , 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. 17A, Resubdivision of Lot 17, on the Plan of Stanford Country Club Estates, Section One, of record in Plat Book 2900, Page 50, and as revised in Book 6050, Page 459, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Mark T. Farmer, unmarried , by deed from Clifford O. Howard, unmarried of record in Book 9076, Page 146, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 2993, Page 109, and such easements and setback lines of record in Plat Book 2900, Page 50, and as revised in Book 6050, Page 459, said Register's Office.

Taxes for 2001 have been pro-rated and assumed by Grantees.

This is improved property known as 3007 Jenry Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles D. Ratliff and wife, Claire J. Ratliff, their heirs and assigns, forever; and we, Mark T. Farmer, unmarried 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 07/31/01 16:51 2pgs
Fees:13.00 Taxes:480.63
20010731-0081244

Witness our hands this the 30th day of July, 2001.

Mark T. Farmer

Mark T. Farmer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mark T. Farmer, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of July, 2001.

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires JAN. 31, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 129,900.00.

Mark T. Farmer

AFFIANT

Subscribed and sworn to before me this 30th day of July, 2001.

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires:

My Commission Expires JAN. 31, 2004