Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #01-1477

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John R. Fossez, and wife, Gina M. Fossez** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James P. Ratliff, unmarried, and Juliana T. Ratliff, unmarried**, 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 316 of Parklane Condominiums, Phase 5, Exhibit "B" to Master Deed of record in Book 7896, Page 710, amended in Book 7937, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to John R. Fossez by deed of record in Inst. No. 199912290308347, Registers office for said County. Gina M. Fossez, spouse of John R. Fossez, joins in this conveyance to convey any and all interest she may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

Davidson County DEEDWARR
Recvd: 09/04/01 14:03 2pgs
Fees:13.00 Taxes:357.05
20010904-0095393

This is improved property, known as: 316 Sloan Road, Nashville TN 37209.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 30th day of August, 2001

John R. Fossez

Gina M. Fossez

State of Tennessee)
County of Davidson)

On this 30th day of August, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John R. Fossez and Gina M. Fossez, the bargainor(s), 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.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 96,500.00.

X _____
Affiant

Sworn and subscribed before me on this the 30th day of August, 2001.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
James P. Ratliff	Suntrust Bank	103-8-B-316CO
316 Sloan Road	201 Fourth Avenue N/7th Floor	
Nashville, TN 37209	Nashville, TN 37219	