WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/02 12:20 2pgs
Fees:13.00 Taxes:406.63

20021104-0134977

G-8898-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 2002

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 3-24-05
(AFFIX SEAL)

DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Andrew Ratliff (NAME)	Chase Manhattan Mortgage (NAME)	MAP 42-15
113 West Marthona Road (ADDRESS)	5409 Maryland Way, Suite 202 (ADDRESS)	PARCEL 38
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	11D12010

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, Scott A. Vale, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Andrew Ratliff and wife, Molly Berene Ratliff

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 Nos. 36, 37, 38 and 39 of Block B on the Plan of Marthona, not of record, described as follows:

Beginning on the easterly margin of West Marthona Road (formerly known as Ezell Road West) at a point 475 feet south of the southerly margin of Old Hickory Boulevard, said point being the corner of Lot Nos. 35 and 36; thence with the line between said two lots, eastwardly 420 feet; thence South 2 degrees 58 minutes West 100 feet to the corner of Lot Nos. 39 and 40; thence with the line between said two lots, westwardly 420 feet to the easterly margin of West Marthona Road; thence with the said road, northwardly 100 feet to the beginning.

Being the same property conveyed to Scott A. Vale by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20001020-0104252, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 113 West Marthona Road, Madison, TN 37115
(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 1st day of November 2002

Scott A Vale

Scott A. Vale

DCTN01WC

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 Scott A. Vale, unmarried

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 Goodlettsville, Tennessee, this 1st day of November, 2002.

Commission expires 3-24-05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____, _____.

My commission expires _____

Notary Public