Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/19/03 10:18 2pgs
Fees:13.00 Taxes:107.30

20030219-0021350

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $29,000.00

Affiant

Subscribed and sworn to before me, this 14 day of February 2003.

Notary Public
My commission expires: 04/20/03

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Cleand Ratcliffe	Same	91-12-0-15.00
~~4404 Illinois Ave~~ 412 Galloway Dr		
~~Nashville TN 37029-0000~~ Franklin TN 37064		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Gary Bourque hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Cleand P. Ratcliffe hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 307 of Block 44 Plan No. 1 West Nashville as of record in Book 57 page 74 and 75 Register's Office for Davidson County, Tennessee as described as follows:

Said Lot No. 307 fronts 25 feet on the northerly side of Illinois Avenue and runs back between parallel lines 150 feet to an alley

Being the same property conveyed to Gary Bourque by deed from David Longworth of record in Instrument No 20030219-0021349 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2003 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of record in Book 57 Pages 74 and 75, Register's Office for Davidson County, Tennessee

This property is improved property known as 4404 Illinois Ave, Nashville, Tennessee 37029-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 14th day of February, 2003.

Gary Bourque

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Bourque, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of February, 2003.

Notary Public

My Commission expires: 04/20/03

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

FILE NO: 03742