Davidson County DEEDWARR
Recvd: 02/25/03 14:20 2pgs
Fees:13.00 Taxes:399.60

20030225-0024970

ECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41677 File Box "7"

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2003.

Notary Public

My Commission Expires JULY 29, 2006 MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cleland Ratcliffe	S A M E	72-14-197
412 Galloway Drive		
Franklin, TN 37064		

FOR AND IN 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, I/WE,

Christopher Roberts, An Unmarried Person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cleland Ratcliffe

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 parts or lots No. 34 and 35 in H. M. Doak's Subdivision, in the old 18th District, now the 11th District of Davidson County, Tennessee, a plan of which is of record in Book 332, Page 22, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 34 and 35 adjoin and front together on the southerly side of Douglas Avenue 43 feet 6 inches and run back 174 feet, more or less, to an alley and shows a frontage of 44 feet 4 inches on said alley. Said part of Lot No. 34 fronts 13 feet 4 inches on the southerly side of Douglas Avenue and fronts 11 feet on said alley, said part of Lot No. 36 fronts 30 feet, 2 inches on the southerly side of Douglas Avenue and shows 33 feet 4 inches on said alley, the said part of Lot No. 34 is the westerly part of said lot and the said part of Lot No. 35 is the easterly part of said lot.

Being the same property conveyed to Christopher Roberts by deed from Mark Cantrell of record in Instrument Number 20000607-0056791, Register's Office for Davidson County, Tennessee

Unimproved ( )
This is improved (X) property known as 1404 Douglas Avenue, Nashville, TN 37206

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/our hand(s) this 21st day of February, 2003

Christopher Roberts

Christopher Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 21st day of February, 2003

Notary Public

My Commission Expires:_____

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006