WARRANTY DEED

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

CAROL T. BAKER NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 274,000.00

Shelby Venson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF June, 2003

Carol T. Baker
Notary Public

MY COMMISSION EXPIRES: 1/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom Abruzzo	Chase Manhattan Mortgage Corp.	MAP 129-08
(NAME)	(NAME)	
103 Gilman Avenue	343 Thornall St.	PARCEL 102
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Edison, NJ 08837	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Greg Ratliff and Benning Ratliff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tom Abruzzo and Brandy Sobley

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 No. 31 and part of Lot No. 30 of Block "G" on the Second Revised Plan Highlands of Belle Meade No. 2, Blocks E, F, G, H & K of record in Book 1130, page 27, Register's Office for Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., Surveyor, May 1, 1948, as follows

Beginning on the southerly margin of Gilman Avenue at the corner of Lot Nos. 30 and 31, said subdivision; thence with said Avenue westwardly 81.7 feet to the beginning of a curve; thence around said curve, with a radius of 20 feet, southwestwardly 31.42 feet to the easterly margin of State Highway No. 100; thence, with said Highway, southwardly 177.88 feet to the northwestern corner of Lot No. 1, said subdivision; thence with the northern line of Lot 1 and the southern line of Lots 31 and 30 eastwardly 107.2 feet to a point 5.5 feet east of the common corner of Lot Nos. 30 and 31; thence northwardly along a straight line 197.8 feet to the Point of Beginning.

Being the same property conveyed to Greg Ratliff and spouse Benning Ratliff by deed from Ted Peyton Shelton of record as Instrument #20000222-0017048, said Register's Office.

This conveyance is subject to (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1130, page 27, said Register's Office; and (c) easement of record in Book 5325, page 367, said Register's Office.

unimproved ( )
This is improved (X) property, known as 103 Gilman Avenue, Nashville, Tennessee 37205
(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 our hand s this 9th day of June, 2003

Greg Ratliff

Benning Ratliff

Davidson County DEEDWARR
Recvd: 06/12/03 10:46 2pgs
Fees:13.00 Taxes:1013.80

20030612-0081253

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 Greg Ratliff and Benning Ratliff

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 Nashville, Tennessee, this 9th day of June, 2003.

Commission expires _____

Notary Public

JOHN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 10/25/2003

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