Davidson County DEEDWARR
Recvd: 07/08/03 13:53 2pgs
Fees:13.00 Taxes:599.40

20030708-0093707

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN03467

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$162,000.00 Brian Copeland
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 2th day of JULY, 2003
Dolly T Peay
Notary Public
MY COMMISSION EXPIRES: 7-30-05

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Copeland **1404 Douglas Avenue** **Nashville, TN 37206**	Pulte Mortgage, LLC 7475 South Joliet Street Englewood, CO 80112	**07214019700**

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, WE,

CLELAND RATCLIFFE, MARRIED

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

BRIAN COPELAND, UNMARRIED

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 of 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 in the easterly part of said lot.

Being the same property conveyed to Cleland Ratcliffe, by Warranty Deed from Christopher Roberts, An Unmarried Person, dated February 21, 2003 and recorded February 25, 2003 in Instrument No. 20030225-0024970, Register's Office for Davidson County, Tennessee, and previously conveyed to Christopher Roberts by Warranty Deed from Mark Cantrell, dated May 31, 2000 and recorded June 7, 2000, in Instrument No. 2000607-0056791, Register's Office for Davidson County, Tennessee.

This is not now now has it ever been the principal residence of the Grantor.

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 our hands this 2nd day of JULY, 2003.

Cleland Ratcliffe
CLELAND RATCLIFFE

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 CLELAND RATCLIFFE the bargainors 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 2nd day of JULY, 2003.

Commission Expires:_____

Dolly T. Peay
Notary Public

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

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 _____, 2003.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2003, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2003.

My commission expires:_____

_____
Notary Public