State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$195,000.00**.

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2004.

Notary Public

My commission expires: 1-26-2008

(AFFIX SEAL)

JUDY A. CASEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 09/03/04 12:24 2pgs
Fees:13.00 Taxes:721.50

20040903-0107042

**THIS INSTRUMENT WAS PREPARED BY**
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Randall Owen Ratliff** | OWNER | **Part of 082-09-279.00**<br>**082-09-280.00**<br>**082-09-281.00**<br>**082-09-284.00** |
| **1211-A 5th Avenue North** | | |
| **Nashville, TN 37208** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Germantown Partners, LLC**

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

**Randall Owen Ratliff, an unmarried man**

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, Tennesse being Unit 1211-A on the plan of Germantown Court Condominiums of record in Instrument No. 20031006-0147481, Exhibit "A", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.**

**Being the same property conveyed to Germantown Partners, LLC by deed dated December 31, 2002 from Dan T. McGowen, Jr. of record in Instrument No.20030103-0001062, and by deed dated January 31, 2003 from Metropolitan Development and Housing Agency of record in Instrument No. 20030131-0013511, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record.**

This is improved (_X_) Unimproved (____) property, known as **1211-A 5th Avenue North, Nashville, TN 37208**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 23rd day of August, 2004.

**Germantown Partners, LLC**

**Andree LeQuire, Member**

**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Andree LeQuire, Member** of **Germantown Partners, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **Member** of **Germantown Partners, LLC,** the within bargainor, and Limited Liability Company, and that he as such **Member** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by the said **Andree LeQuire** as **Member.**

Witness my hand and official seal, at office at Brentwood, Tennessee on this **23rd** day of **August, 2004.**

E. Mannix
**Notary Public**

**My Commission Expires:** 11-25-06

E. MANNIX
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006