Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Davidson County DEEDWARR
Recvd: 02/17/05 10:03 2 pgs
Fees:13.00 Taxes:240.50
20050217-0018054

Subscribed and sworn to before me, this 15th day of February, 2005.

Notary Public
My commission expires: 2/24/08

06-0502-71587

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Cleland Ratcliffe	Cleland Ratcliffe	82-5 58.00
1614 5th Avenue North	412 Galloway Dr	
Nashville TN 37208	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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Henry Murrey, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Keith Dowd and wife, Michelle Dowd, and Cleland Ratcliffe, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being the northerly 45 feet of Lot No. 94 on the Plan of D.T. McGavock's Addition of 98 lots, as of record in Book 21, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 94 fronts 45 feet on the easterly side of Fifth Avenue North, formerly Summer Street and runs back between parallel lines, 174 feet to an alley.

Being the same property conveyed to Henry Murrey by Deed from James A. Shelton, a widower, dated August 21, 1981, recorded August 21, 1981, in Book 5785, page 828, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 1614 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of February, 2005.

Henry Murrey

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Henry Murrey and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 15th day of February, 2005.

Kathleen A. Tomlinson
State of Tennessee at Large

My Commission expires 2/24/08