L # 600,392-5 (File Room)

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BOOK 4999 PAGE 509

Form No. WD-2

FROM

JAMES L. BECKNER, TRUSTEE IN BANKRUPTCY FOR BYRUM BUILDERS, INC., BK 75-2285

TO

FELIX RAMIREZ, JR. and wife, SANDRA L. RAMIREZ

prepared by For draftsman's use
James L. Beckner
Chambers & Wiseman
19th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felix Ramirez, Jr. et ux. (NAME)	Home Federal Savings & Loan Association (NAME)	Map 42-13
136 Port Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	Parcel 67
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENC

FEB 24 3 32 PM '7

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$40,000.00 *** James L. Beckner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February 1976.

Susan M. Pearson
Notary Public

MY COMMISSION EXPIRES: 2 November 1977

(AFFIX SEAL)

For and in Consideration of the sum of ---------- FORTY THOUSAND AND NO/100 ---------- DOLLARS, ($40,000.00), cash in hand paid, receipt of which is hereby acknowledged, I, JAMES L. BECKNER, TRUSTEE IN BANKRUPTCY FOR BYRUM BUILDERS, INC., BK 75-2285, pursuant to Order of the Honorable Ruth M. Kinnard, Bankruptcy Judge, entered February 9, 1976,

have bargained and sold, and by these presents do transfer and convey unto the said FELIX RAMIREZ, JR. and wife, SANDRA L. RAMIREZ,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the 11th Civil District of Davidson County, Tennessee, being Lot No. 97 on the Plan of Sherry Heights, Section 3, as of record in Book 2331, pages 126 and 127, Register's Office for said County.

SAID Lot No. 97 fronts 101 feet on the westerly side of Port Drive and extends back 304.3 feet on the southerly line and 349.3 feet on the northerly line to a dead line, measuring 147 feet thereon.

BEING the same property conveyed to Byrum Builders, Inc. by deed from Lila A. Yates of record in Book 4934, page 761, Register's Office for Davidson County, Tennessee, and further conveyed to James L. Beckner, Trustee in Bankruptcy for Byrum Builders, Inc. by quitclaim deed from Byrum Builders, Inc. of record in Book 4996, page 9, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS EXPRESSLY MADE SUBJECT TO: (1) Taxes for 1976, which have been prorated and assumed by Buyer; (2) Restrictive covenants of record in Book 2543, page 437, Register's Office for Davidson County; and (3) Conditions, easements, and setback lines as shown on the plan of record in Book 2331, pages 126 and 127, Register's Office for Davidson County, Tennessee.

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This is ( ) unimproved (X) improved property, known as 136 Port Drive, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said FELIX RAMIREZ, JR. and wife, SANDRA L. RAMIREZ, their heirs and assigns, forever.

And I do covenant with the said FELIX RAMIREZ, JR. and wife, SANDRA L. RAMIREZ, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except as set forth herein.

And I, JAMES L. BECKNER, TRUSTEE IN BANKRUPTCY FOR BYRUM BUILDERS, INC., do further covenant and bind myself, my successors and assigns, ~~and representatives~~ to warrant and forever defend the title to the said land to the said FELIX RAMIREZ, JR. and wife, SANDRA L. RAMIREZ, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of February, 1976

James L Beckner, Trustee
JAMES L. BECKNER, TRUSTEE IN BANKRUPTCY FOR BYRUM BUILDERS, INC.,
BK 75-2285

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personaliy appeared before me, Susan M. Pearson, a Notary Public in and for said County and State, the within named JAMES L. BECKNER

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of February, 1976

Susan M. Pearson
Notary Public

NOTARY PUBLIC SUSAN M. PEARSON

Commission expires 2 November 1977

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....

2-24-76

Co. 40,000.00
St 104.00
P. Fee .50
W Deed 4.00 108.50