ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
D.R.M.Ramondt, etux	The Kissell Company	73-5
(NAME)	(NAME)	
2906 Shadow Lane	130 Woodard Street	97
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37216	Springfield, Ohio 45501	15DA-38935
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00 ---------- Ten & No/100 ---------- DOLLARS

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note in the original amount of $34,200.00, secured by a Deed of Trust of record in Book 5378, page 38, Register's Office of Davidson County, Tennessee. Also included is the assumption of the unpaid balance of a note in the original amount of $1,250.00 secured by a Deed of Trust of record in Book 5377, page 118, said Register's Office.

We, John M. Messer and wife, Wanda H. Messer

have bargained and sold, and by these presents do transfer and convey unto the said D.R.M.Ramondt and wife Marcia Ramondt

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

LAND in Davidson County, Tennessee, being Lot No.37 on the Plan of Riverwood Terrace, as of record in Book 1835, page 134, Register's Office for said County.

SAID Lot No.37 fronts 75 feet on the northeasterly side of Shadow Lane and runs back 205 feet on the northwesterly line and 196.12 feet on the southeasterly line to a dead line on which it measures 94.46 feet.

BEING the same property conveyed to John M. Messer and wife, Wanda H. Messer, by deed from Walter C. Essary and wife, Betty S. Essary, of record in Book 5378, page 36, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (x) property, known as 2906 Shadow Lane (House Number) (Street)
Nashville, Tennessee 37216
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 20th day of April, 19 79.

* John M Messer — John M. Messer

* Wanda H. Messer — Wanda H. Messer

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5429 PAGE 430

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Messer and wife, Wanda H. Messer

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

Witness my hand and official seal at Nashville, this 23rd day of April, 19 79.

My commission expires 8-26-80 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 40,450.87
This is equal to or greater than the property would bring at a fair and voluntary sale.

x D.R.M. Ramondt

Sworn to and subscribed before me
this 23rd day of April, 19 79.

My commission expires 8-26-80 Notary Public

This instrument was prepared by:		
DOBSON & JOHNSON, INC.	Suite 1800, One Commerce Place	Nashville, Tennessee 37239
Name		Address

WARRANTY DEED

FROM John M. Messer, etux

TO D.R.M. Ramondt, etux

F. 2 7 0 7 4.

IDENTIF. REFERENCE

MAY 2 8 43 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
SUITE 1800, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5429 PAGE 431

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40450.87- CO	
			105.30 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	109.80-
9828A05/02/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.27074

IDENTIF. REFERENCE

MAY 2 8 43 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 681057