THIS INSTRUMENT PREPARED BY: CHRISTIAN A. HORSNELL, Barksdale, Whalley Gilbert, Frank, Ludwick & Milom, 13th Floor, Third National Bank Building Nashville, Tennessee 37219

BOOK 5538 PAGE 952

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Nos.
Susan Averbuch Michael and Paul Ramsey Michael c/o Gerald Averbuch 100 Jamestown Park Nashville, Tennessee 37205	Same	Map 130-9 Parcel 171 07 DZ 31693

FOR AND IN CONSIDERATION of the sum of Ten and No Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, JOHN A. RAMSEY, JR. and wife, MARY E. RAMSEY have this day bargained and sold, do hereby transfer and convey unto the said SUSAN AVERBUCH MICHAEL and PAUL RAMSEY MICHAEL, as tenants in common, with an undivided one-half interest each, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the east part of Lot No. 6, Cheekwood Estates, of record in Plat Book 2663, page 103, Register's Office for Davidson County, Tennessee, and being Lot No. 6-B on the Plan of the Resubdivision of Lot No. 6 Cheekwood Estates, of record in Plat Book 5190, page 249, said Register's Office described as follows:

Said Lot No. 6-B fronts 188 feet on the north margin of Clydelan Court and extends back northwardly, measuring 205.43 feet on the west line, and 223.15 feet on the east line, being a common line with Lot No. 4, Warner Courts, Section 2, of record in Plat Book 2330, page 124, said Register's Office, to a line in the rear on which it measures 96.2 feet.

Being the same property conveyed to John A. Ramsey, Jr., by deed from Ronald W. Cooper, Albert H. Hooper, Jr., and Gerald Fridrich of record in Book 5537, page 412, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements, set back lines and restrictions as shown in Plat Book 5190, page 249; a driveway easement of record in Book 5537, page 412; restrictive covenants of record in Book 2859, page 492 and Book 5537, page 412; and 1980 taxes, a lien but not yet due.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Subscribed and sworn to before me, this 24th day of April, 1980

Affiant

My commission expires:

October 15, 1983

Notary Public

This is unimproved property known as 106 Clydelan Court, Nashville, Tennessee 37205.

Barksdale, Whalley, Gilbert,
Frank, Ludwick, & Milom
Attorneys at Law
Nashville, Tennessee

7484 05/06 84.50- CHECK

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Susan Averbuch Michael and Paul Ramsey Michael, as tenants in common, with an undivided one-half (1/2) interest each, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Susan Averbuch Michael and Paul Ramsey Michael, as tenants in common, with an undivided one-half (1/2) interest each, their heirs and assigns against the lawful claims of all persons.

WITNESS OUR HANDS this 6 day of May, 1980.

F 8 8 1 9 2

IDENTIF. REFERENCE

MAY 6 2 07 PM '80
FEE $ ... REGISTER
DAVIDSON COUNTY, TENN.

RUSH

John A. Ramsey Jr.
JOHN A. RAMSEY, JR.

Mary E. Ramsey
MARY E. RAMSEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christian A. Horsnell, a Notary Public in and for said County and State, the within named JOHN A. RAMSEY, JR., 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 24th day of April, 1980.

My commission expires:

October 15, 1983

Christian A. Horsnell
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christian A. Horsnell, a Notary Public in and for said County and State, the within named MARY E. RAMSEY, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee this 6th day of May, 1980.

My commission expires:

October 15, 1983

Christian A. Horsnell
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5598 PAGE 954

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			30000.00- CO	
			78.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	84.50-
			7484A05/06/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 88192

IDENTIF. REFERENCE

MAY 6 2 07 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 756237