81-9-1

FEE BOX 4

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Michael L. Ramsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 1981

Mary Conway
Notary Public

MY COMMISSION EXPIRES: 4/8/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 1208 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL L. RAMSEY (NAME)	BANKERS MTG. CORP. (NAME)	147-8-133
3741 FAULKNER DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box F-20 (STREET ADDRESS)	5DU-3853
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	FLORENCE, S.C. 29503 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MICHAEL A. CATALDI AND DOROTHY A. CATALDI (NOW COSTA) AS TENNANTS IN COMMON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL L. RAMSEY AND WIFE, SANDRA S. RAMSEY

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, Tennessee, being Lot No. 94 on the Plan of Hillbrook Subdivision, Section 3, as of record in Book 3300, page 84, Register's Office for said County.

SAID Lot No. 94 fronts 75.1 feet on the west side of Faulkner Drive, as measured around a slight curve, and extends back 152.6 feet on the south line and 149.5 feet on the north line to a line in the rear on which it measures 94.7 feet.

BEING the same property conveyed to Michael A. Cataldi and wife, Dorothy A. Cataldi by deed from Doris Smith, formerly Doris T. Alldredge, and Fred E. Smith Jr. of record in Book 5043, page 927, Register's Office for Davidson County, Tennessee. The parties having since been divorced.

This conveyance is subject to restrictive covenants of record in Book 3460, page 295, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the currect year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 3741 FAULKNER DRIVE (House Number) (Street) NASHVILLE, TENNESSEE (P. O. Address) (City or Town) (Postal Zip)

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 uncncumbered, 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. 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 OUR hand S this 2nd day of SEPTEMBER, 19 81

Michael A. Cataldi
MICHAEL A. CATALDI

Dorothy A. Cataldi Costa
DOROTHY A. CATALDI COSTA

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael A. Cataldi and Dorothy A. Cataldi (now Costa) as tennants in common

the bargainor S, 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, Tennessee, this 2nd day of September, 1981

Commission expires 4/8/84

Mary Ensley
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
MICHAEL A. CATALDI AND
DOROTHY A. CATALDI COSTA

TO
MICHAEL RAMSEY AND WIFE,
SANDRA S. RAMSEY

G 5 8 5 5 4

IDENTIF. REFERENCE

SEP 3 10 33 AM '81

FELIX ZANDERSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

6357 09/03 159.90- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			55000.00-	CO
			159.40	CO TX
			.60	PRFEE
			6.00	WDEED
				CHECK 159.00-
6567A09/03/81				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G58554

IDENTIF. REFERENCE

SEP. 3 10 33 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 841918