ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Lloyd H. Ramsey et ux	same	116-11-87
(NAME) 414 Westview Ave.	(NAME)	BM-02790
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37205	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6544 PAGE 833

For and in consideration of the sum of Ten and no/100---------- -DOLLARS

cash in hand paid and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged,

WE, John P. Mikulak and wife, Joyce A. Mikulak, the grantors

have bargained and sold, and by these presents do transfer and convey unto the said Lloyd H. Ramsey and wife, Marie-Luise Ramsey

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

Being Lot No. 62 on the Plan of Royal Oaks Land Cos. Subdivision of the Baker Tract, of record at Book 421, pages 102 and 103, Register's Office for said County to which reference is made for a more complete description of said lot.

Being all of the same property conveyed to the grantors herein by deed at Book 5736, page 274 and re-recorded at Book 5850, page 471, said Register's Office.

This conveyance is subject to 1985 property taxes, city and county, and to the limitations shown on the plan of record at Book 421, pages 102 and 103 said Register's Office.

J 0 0 5 8 8

IDENTIFICATION REFERENCE

APR 30 11 25 AM '85

DAVIDSON COUNTY, TN

( ) This is improved (X) property, known as 414 Westview Ave., Nashville, TN. 37205
(House Number) (Street)

(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 24 day of April, 1985.

John P. Mikulak

Joyce A. Mikulak

STATE OF ~~TENNESSEE~~ ILLINOIS ~~INDIANA~~

BOOK 6544 PAGE 834

COUNTY OF CHAMPAIGN

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John P. Mikulak and wife, Joyce A. Mikulak

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at RANTOUL, ~~Indiana~~ Illinois, this 24 day of April, 19 85.

My commission expires 6-1-87 Notary Public Lester F. Paulsch

Lester F. Paulsch

~~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, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.~~

~~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 $ 264,000

This is equal to or greater than the property would bring at a fair and voluntary sale.

Lloyd H. Ramsey

Sworn to and subscribed before me, this 30th day of April, 19 85.

My commission expires 4-17-88 Notary Public Marbut Glenn Gaston Jr.

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Road, Nashville, Tennessee 37215

Name Address

2948

WARRANTY DEED

FROM

John P. Mikulak and wife,

Joyce A. Mikulak

TO

Lloyd H. Ramsey and wife,

Marie-Luise E. Ramsey

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 6544 PAGE 835

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

269000.00- CAMT.
699.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 705.90-
2948A04/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J00588

IDENTIF. REFERENCE

APR 30 11 25 AM '85

DAVIDSON COUNTY, TENN.

No. 129765