FILE BOX "7"

FORM NO. WD-1

BOOK 6576 PG 38

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

A. Gregory Ramos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY 19 85

Notary Public

MY COMMISSION EXPIRES: 4-22-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. GREGORY RAMOS et ux (NAME)	FIRST TENNESSEE BANK NA MEMPHIS (NAME)	147-1
331 Gaywood Drive (STREET ADDRESS OR ROUTE NUMBER)	P . O. Box 474 (STREET ADDRESS)	210
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	6DU-22145

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, I, ALAN D. MAZER, Trustee with full power to sell, mortgage, or otherwise encumber without the joinder of any beneficiary,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. GREGORY RAMOS and wife, SANDRA I. RAMOS,

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. 296 on the Plan of Section Two, Caldwell Hall, of record in Book 2900, page 96, Register's Office for said County.

SAID Lot No. 296 fronts 79.98 feet on the westerly margin of Gaywood Drive and extends back 136.0 feet on the northerly line and 150.0 feet on the southeasterly line to a dead line inthe rear, measuring 120.8 feet thereon.

BEING the same property conveyed to Alan D. Mazer, Trustee with full power to sell, mortgage or otherwise encumber without the joinder of any beneficiary, by deed from W. Wesley Eckenfelder and wife, Kathleen H. Eckenfelder of record in Book 6492, page 712, Register's Office for Davidson County, Tennessee.

SAID SALE IS SUBJECT TO A DEED OF TRUST CURRENTLY HELD BY FIRST TENNESSEE BANK OF RECORD IN BOOK 5481, PAGE 134, SAID REGISTER'S OFFICE.

This is (unimproved ( ) improved XX) property, known as 331 Gaywood Drive, Nashville, Tennessee 37211
(House Number) (Street) (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 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. 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 my hand this 31st day of May, 19 85

Alan D. Mazer, Trustee
ALAN D. MAZER, Trustee

3.75

STATE OF TENNESSEE
Davidson County

6576 39

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named ALAN D. MAZER, Trustee with full power to sell, mortgage or otherwise encumber without the joinder of any beneficiary,

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 31st day of May, 19 85

Commission expires 4-14-87

_____
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

J: 1:0 9 2 7

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

JUN 6 3 31 PM '85

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

SATURN & MAZER
Attorneys at Law
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: (615) 259-3666

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

RECEIVED OF _____

FOR _____

BOOK 6576 PAGE 40

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

71000.00- CAMT.
184.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 191.10-
5574A06/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.I.09271

IDENTIF. REFERENCE

JUN 6 3 31 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 142068