THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150/2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7260 PAGE 737

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julie M. Ramey (NAME)	Nationwide Lending Group, Inc. (NAME)	Map 118-1
1210 Cedar Lane (STREET ADDRESS OR ROUTE NUMBER)	1125 Troup Street (STREET ADDRESS)	Parcel 099
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Augusta, Georgia 30904 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTEEN THOUSAND NINE HUNDRED AND NO/100 *Dollars,*

Michael J. Walker and wife, Elaine S. Walker

have this day bargained and sold, and do hereby transfer and convey unto the said JULIE M. RAMEY, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 115 on the Map of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 115 fronts 70.0 feet on the northerly side of Cedar Lane, formerly Victoria Avenue, and runs back 185.3 feet on the westerly line and 189.8 feet on the easterly line to an alley in the rear, measuring 69.9 feet thereon.

BEING the same property conveyed to Michael J. Walker and wife, Elaine S. Walker, by deed from Lynn Brothers Company of record in Book 6958, page 512, Register's Office for Davidson County, Tennessee.

3367.0

IDENTIFICATION REFERENCE

JUN 5 3 17 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 117,900.00

Subscribed and sworn to before me this the 4th *day of* June *19* 87

My commission expires: 3/11/90 *(Affix Seal)*

Affiant Julie M Ramey

Notary Public Catherine A Watts

This is improved (X) unimproved ( ) property, known as 1210 Cedar Lane, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 4th *day of* June *19* 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Michael J. Walker

Michael J. Walker

Elaine S. Walker

Elaine S. Walker

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* Michael J. Walker and wife, Elaine S. Walker

the within named 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 Nashville, *Tennessee, this* 4th *day of* June, *19* 87.

Notary Public

Commission expires 3/11/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ Notary Public

Commission expires _____

WARRANTY DEED

FROM
Michael J. Walker and wife, Elaine S. Walker

TO
Julie M. Ramey, unmarried

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

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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
			117900.00- CAMT. 330.12 CSTAX .50 PRFEE 6.00 WDFEE CHECK 336.62- 6073A06/05/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3367.0

IDENTIFI REFERENCE

JUN 5 3 17 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90440