This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.:
David A. Ramon & wife, Kathleen W. Ramon 4417 Sheppard Place Nashville, Tennessee 37205	Same	Map 130-6 Parcel 43
Mortgagee: Third National Bank in Nashville		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joanne F. Hayes, formerly known as Joanne Fleming Wilt and J. Michael Hayes, who joins in this conveyance for the purpose of conveying any marital rights he may have in the property, hereinafter the GRANTORS, has bargained and sold, and by these presents does transfer and convey unto David A. Ramon and wife, Kathleen W. Ramon hereinafter the GRANTEES, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of a subdivision of Lots 12 & 13 and resubdivision of Lots 10 & 11 of Belle Meade Plan No. 2, as of record in Plat Book 421, page 112, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Toby Stack Wilt and wife, Joanne F. Wilt by warranty deed from Ross Peebles and wife, Anne Peebles of record in Book 6728, page 656, Register's Office for said County.
>
> By quitclaim deed of record in Book 7010, page 448, said Register's Office for County, Toby Stack Wilt conveyed all of his right, title and interest in the above described property to Joanne Fleming Wilt who has since remarried the said J. Michael Hayes and is known as Joanne F. Hayes.

This is improved property, known as 4417 Sheppard Drive, Nashville, Tennessee 37205.

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, its heirs, successors, and assigns, forever. And GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed

of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for matters shown on the Plan of record in Book 421, page 112 Register's Office for Davidson County, Tennessee and taxes for 1987 a lien not yet due and payable. And GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors, representatives and assigns, against the lawful claims of all persons claiming by 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.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands this 10th day of July, 1987.

Joanne F. Hayes

Joanne F. Hayes

J. Michael Hayes

J. Michael Hayes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Catherine E Otto, a Notary Public of said county and state, Joanne F. Hayes and J. Michael Hayes, the within name bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 1987.

Catherine E Otto

Notary Public

My Commission Expires: 1-10-89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $560,000.00. This is equal to or grater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 10th day of July, 1987.

Catherine E Otto

Notary Public

My Commission Expires: 1-10-89

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN

JUL 10 3 33 PM '87

IDENTIFICATION REFERENCE

44792

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

RECEIVED OF _____

FOR _____

BOOK 7294 PAGE 69

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
			5600[illegible].00-	CAMT.
			1568.00	C TAX
			.50	PRFEE
			5.00	MORTG
				CHECK 1574.50-
			874/A07/10/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4479.2

IDENTIFICATION REFERENCE

JUL 10 3 33 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 102944