THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00255363

WARRANTY DEED

P.C. 435

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Francisco Ruiz-Ramon (NAME)	Vanderbilt University (NAME)	MAP 117-2A
2906 Wellesley Trace (STREET ADDRESS OR ROUTE NUMBER)	102 Alumni Hall (STREET ADDRESS)	PARCEL 7
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37240 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------$10.00---------- *Dollars,*

Cash in hand paid by Francisco Ruiz-Ramon and wife, Genevieve Ruiz-Ramon and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

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D. Cooper Cate and wife, Edna T. Cate

have this day bargained and sold, and do hereby transfer and convey unto the said Francisco Ruiz-Ramon and wife, Genevieve Ruiz-Ramon

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

A certain condominium apartment located in Davidson County, Tennessee, being Unit No. 5-A as shown on the Condominium Plat of Lot No. 5 of Revision No. 2, Section No. 2, Wellesley Trace, of record in Book 5210, page 135, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to D. Cooper Cate and wife, Edna T. Cate, by deed from Dudley Warner and Associates, Inc., of record in Book 5495, page 259, Register's Office of Davidson County, Tennessee.

5274 3

IDENTIFICATION REFERENCE

AUG 5 8 49 AM '87

CLAZ. WILSON CO. REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 175,000.00

Subscribed and sworn to before me this the 3rd *day of* August 19 87

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

Affiant Francisco Ruiz-Ramon

Notary Public Joseph B. Pitt

This is unimproved ( ) improved (X) property, known as 2906 Wellesley Trace, Nashville, TN 37215
(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 3rd *day of* August, *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.*

D. Cooper Cate

Edna T. Cate

D. Cooper Cate

Edna T. Cate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* D. Cooper Cate and wife, Edna T. Cate

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* 3rd *day of* ~~August~~, *19* 87

Patsy A. Miller *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

TO

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

175000.00- CASH
490.00 CHAR
.50 PRFE
6.00 MISC
CHECK 496.50-
7961A08/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5274.3

IDENTIFICATION REFERENCE

Aug 5 8 49 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 01977