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AUG 11 10 53 AM '87

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

54696

This Instrument Prepared by:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Joseph Paul Higham and wife, Elizabeth M. Higham 6825 Cloudland Drive Nashville, Tennessee 37205	Same	Map 143-3 Parcel 34
Mortgagee:		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David A. Ramon and wife, Kathleen A. Weske Ramon, formerly Kathleen A. Weske, hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Joseph Paul Higham and wife, Elizabeth M. Higham, hereinafter the GRANTEES, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of West Meade Highlands, Section 2, as of record in Book 3700, pages 124 and 125, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David A. Ramon and Kathleen A. Weske, also known as Kathleen A. Weske Ramon, by deed from Betty W. Overton, unmarried, of record in Book 6042, page 349, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors and assigns, forever. And GRANTORS do covenant with said GRANTEES 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:

1. Taxes for 1987: a lien, but not yet due and payable.

2. The Plan of record in Book 3700, pages 124-125, said Register's Office, shows an owner's certificate, a 40-foot minimum building setback line from Cloudland Drive; a 10-foot easement for public utilities and drainage purposes along the rear line of said lot; and a 2.5 x 25-foot utility anchor easement located on the northerly and easterly corners of said lot.

3. Restrictions of record in Book 4132, page 146, Register's Office for Davidson County, Tennessee.

4. Rights of others to easement for access by way of road to a 500,000 gallon water tank located on the South adjacent property and also an easement for a 12-inch cast iron water line serving said water tank, and as set out in deed from Joseph Martin, Sr., Trustee, to Davidson Road Corporation, of record in Book 3930, page 192, said Register's Office.

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 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.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 7th day of August, 1987.

David A. Ramon
David A. Ramon

Kathleen A. Weske Ramon
Kathleen A. Weske Ramon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Percy Wilkins Jr., a Notary Public of said county and state, David A. Ramon, and wife, Kathleen A. Weske Ramon, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August, 1987.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
10-26-88

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer or value of property (whichever is greater) is $130,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Joseph P. Higham
~~Notary Public~~

Sworn to and subscribed before me
this 7th day of August, 1987.

Notary Public
My Commission Expires: 10-26-88

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

130[illegible].00- CAMT.
364.00 CSTAX
.50 PRFEE
6.00 MISC
CHECK 370.50-
0665A08/11/87 BA .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54696

IDENTIFICATION REFERENCE

AUG 11 10 53 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 04219