BOOK 7453 PAGE 363

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.00

x C. Michael Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January, 1988

[signature]
Notary Public

MY COMMISSION EXPIRES: July 13, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Spiller Campbell, Jr., Atty., 516 Stahlman Bldg., Nashville, Tn. 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Name & address of party to receive tax notices;	MAP-PARCEL NUMBERS
C. Michael Evans, (NAME)	C. Michael Evans	Map 71-16
P. O. Box 783, (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 783, (STREET ADDRESS)	Par. 251
Hendersonville, Tenn. (CITY) (STATE) (P.O. ZIP)	Hendersonville, Tenn. 37075 (CITY) (STATE) (ZIP)	20 W 30465

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, Martin Ramey, an unmarried person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. Michael Evans, -

HEREINAFTER CALLED THE GRANTEE, his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being parts of Lots No. 259 and 260 on the Map of Oakwood Park, as of record in Book 421, Page 12, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of North 7th. Street, 53.1 feet south of the south margin of Mile End Avenue, said point likewise being 7 feet south of the corner of Lots 260 and 261; thence easterly parallel to the line between said lots, 115 feet to a point which is 50 feet west of the westerly margin of an alley; thence southerly parallel to the westerly margin of said alley, 38 feet to a point; thence easterly 50 feet to the westerly margin of said alley; thence with the margin of the same, southerly 15 feet to the corner of lots Nos. 258 and 259; thence with the line between said two lots, westerly 165 feet to the easterly margin of North 7th. Street; thence with the margin of same, northerly 53 feet to the point of beginning. Said tract is improved and known as 1219 N. 7th. Street, Nashville, Tennessee, and is parcel No. W 20-30465 in the Tax assessors office.

Being the same property conveyed to Martin Ramey and wife, Bessie Ramey, by deed from Community Federal Savings & Loan Association of Nashville of record in Book 4193, Page 277, Register's Office for said County. The said Bessie Ramey having since died.

Taxes for the year of 1988 have been pro-rated and will be paid by the grantee herein.

This is unimproved ( ) / improved (X) property, known as 1219 N. 7th. Street, (House Number) (Street) Nashville, Tenn. (P.O. Address) (City or Town) 37207 (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 19th day of January, 1988

x Martin Ramey

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin Ramey

the bargainor, 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 and official seal at Nashville, Tennessee, this 19th day of January 1988.

Commission Expires July 13, 1991

Patricia A. Cripps
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

9.9 1:7.6.

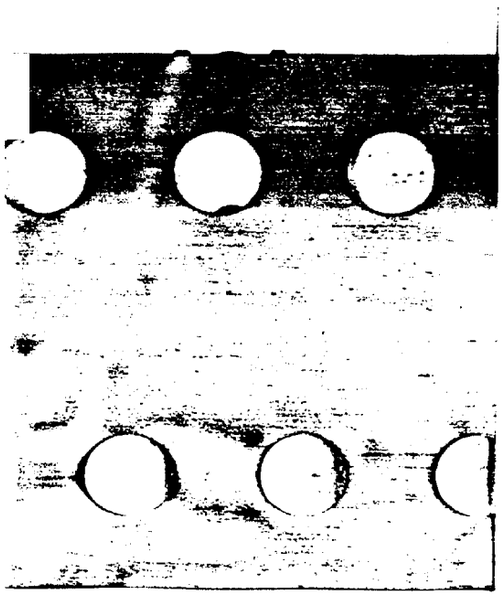
IDENTIFICATION REFERENCE

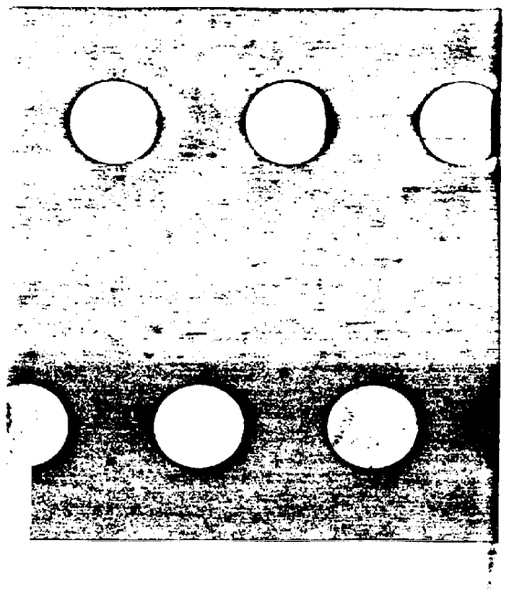
JAN 21 10 43 AM '88

FELIX Z. ROBINSON III REGISTER
DAVIDSON COUNTY, TN

RUSH

MEMPHIS TITLE CO. 22.50





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

CAMT	6000.00
CON TX	16.80
PRFEE	0.50
MMFEE	6.00
TOTAL	23.30
CHECK	23.30

01/21/88 01 10:47 0001 0123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.9 1.7.6.

IDENTIFI REFERENCE

JAN 21 10 43 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55063