FILE BOX 38 FILE #6537

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee

BOOK 7461 PAGE 612

3519 02/03 0101 03CHECK 246.46

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KEVIN J. RAMUS	CITICORP MORTGAGE, INC.	MAP 128-10
(NAME)	ATTN: Tax Dept. (NAME)	
8018 Stallion Court	M. S. 309, P. O. Box 790009	PARCEL 13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	St. Louis, MO 63179-0009	FB #9D57487
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, STEVEN PATRICK JEFFORDS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN J. RAMUS and wife, DOROTHY H. B. RAMUS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Stacy Square Section 2, as of record in Plat Book 4175, page 30, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Steven Patrick Jeffords by deed from Patricia A. Chamings, unmarried, of record in Book 6167, page 661, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 4265, page 777, amended in Book 4379, page 833; and (3) All matters appearing on the Plan of record in Plat Book 4175, page 30, said Register's Office.

02099

IDENTIFICATION REFERENCE

FEB 3 8 24 AM '88

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 8018 Stallion Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of January, 1988.

Steven Patrick Jeffords

STEVEN PATRICK JEFFORDS

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Patrick Jeffords, unmarried

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of January, 19 88.

My commission expires 1/10/89 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,750.00

Kevin J. Ramus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 19 88.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

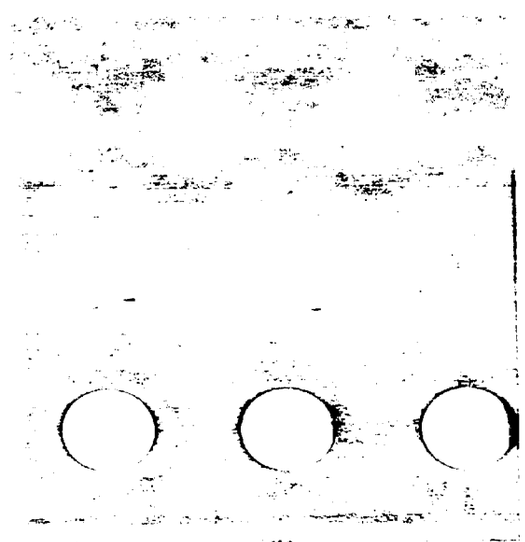
Notary Public

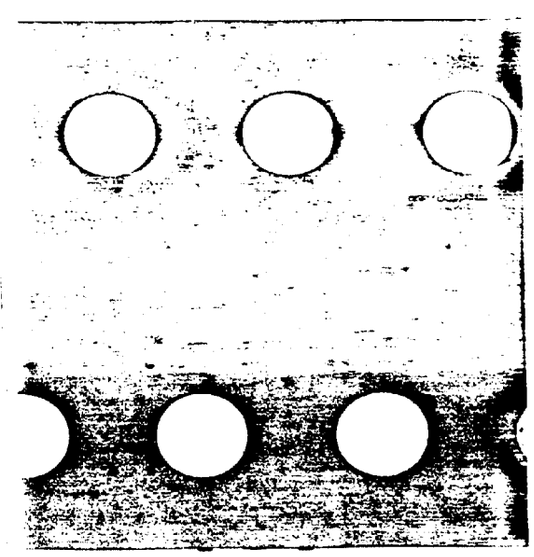
WARRANTY DEED

FROM STEVEN PATRICK JEFFORDS, unmarried

TO KEVIN J. RAMUS and wife, DOROTHY H. B. RAMUS

PLEASE RETURN TO: FILE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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 85750.00
CON TX 239.96
PRFEE 0.50
WDEED 6.00
TOTAL 246.46
CHECK 246.46

02/03/88 01 08:25 0001 3519

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02099

IDENTIFICATION REFERENCE

FEB 3 8 24 AM '88

DAVIDSON COUNTY, TN

No. 58381