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BOX 58

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,250.00

Susan L Ramsay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 1988

Jeffrey W. Combos
Notary Public

MY COMMISSION EXPIRES: January 21, 1990

(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Combos & Lawless, P.C. First American Center, Nashville, Tennessee 37238-0057

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Susan L. Ramsay	NEW OWNER	MAP 83-6
(NAME)	(NAME)	
106 Scott Avenue		PARCEL 292
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, WE, Richard Love and Harold D. Rippy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan L. Ramsay, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the northerly 69.4 feet of the westerly 75 feet of Lot No. 7 and the northerly 69.4 feet of Lot No. 8 on the Map of H.B. Blue's Subdivision of the south part of Lot No. 2 in Brownsville, of record in Book 161, page 134, Register's Office for Davidson County, Tennessee.

Said Part of Lots Nos. 7 and 8 front together 69.4 feet on the easterly margin of Scott Avenue and extend back between parallel lines 173 feet with the southerly margin of Franklin Avenue, formerly Watkins Street, to an alley.

Being the same property conveyed to Richard Love and Harold D. Rippy by deed from Lucille Jones of record in Book 6910, page 888, Register's Office for said County; and which Teresa L. Love Quitclaimed her interest to Richard Love of record in Book 7280, page 549, Register's Office for Davidson County, Tennessee.

36691

IDENTIFICATION REFERENCE

JUN 3 4 10 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 106 Scott Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (City or Town) (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 our hand s this 1st day of June, 1988

Richard Love
Richard Love

Harold D. Rippy
Harold D. Rippy

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STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Richard Love and Harold D. Rippy

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 1st day of June, 1988.

Commission expires January 21, 1990

Jeffrey W. Combos Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

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

Commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

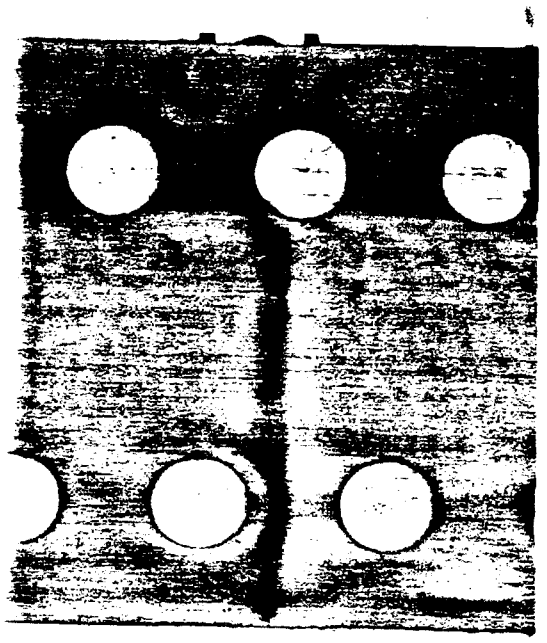
Richard Love and Harold D. Rippy

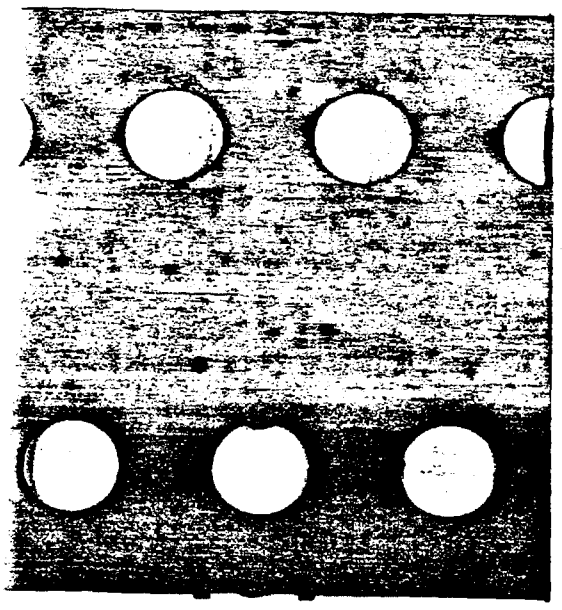
TO

Susan L. Ramsay, a single person

Prepared by: COMBOS & LAWLESS
A Professional Law
Corporation
Twentieth Floor, First
American Center
Nashville, Tennessee
37. 1-0057

1549 06/03 0101 CHECK 13B.66





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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36691

IDENTIFICATION REFERENCE

JUN 3 4 10 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	47250.00
CON TX	132.16
PRFEE	0.50
WDEED	6.00
TOTAL	138.66
CHECK	138.66

06/03/88 01 16:14 0001 1549

No. 98432