FORM No. WD-1

BOOK 7787 PAGE 800

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,183.05

Juanita Andre' Rouse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March 19 89

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Juanita Andre' Rouse	Cobb Partners Financial, Inc.	162-9-133
(NAME)	(NAME)	
248 Ash Grove Drive	76 Euclid Avenue	5DU77288
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Haddonfield, NJ 08033	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Ramsey Investments, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juanita Andre' Rouse

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 Lot No. 47 on the Plan of Hickory View Subdivision Section 3 as of record in Book 6250, page 960, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ramsey Investments, Inc. by deed from Shirley J. Davidson (now known as Shirley J. Starr) and husband, Joseph M. Starr of record in Book 7749, page 988, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 6893, page 570 said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Mortgage Trust Company of record in Book 7270, page 719, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees. The said Deed of Trust has since been assigned to Cobb Partners Financial, Inc.

This is unimproved ( ) improved (XX) property, known as 248 Ash Grove Drive, Nashville, TN 37211
(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 my hand this 7th day of March, 19 89

Ramsey Investments, Inc.
By: Shirley J. Ramsey Starr, President

BOOK 7787 PAGE 801

STATE OF TENNESSEE
COUNTY OF

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

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ramsey Investments, Inc. ~~XXX~~ David L. Ramsey, III with whom I am personally acquainted and who upon ~~(XXXXXXXXXX)~~ his oath acknowledged ~~(XXXXXX)~~ himself to be the President ~~XXX~~ _____ respectively of the Ramsey Investments, Inc. the within named bargainor, and corporation, and that ~~(XX~~ (he) as such President ~~XXX~~ _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David L. Ramsey, III as such President, and attesting the same by the said ~~XXXXX~~ _____

Witness my hand and official seal at office at Nashville on this the 7th day of March 19 89

My commission expires _____

_____
Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

WARRANTY DEED

FROM

Ramsey Investments, Inc.

TO

Juanita Andre' Rouse

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

FILE BOX 46

STEVEN G. WATERS
Attorney at Law

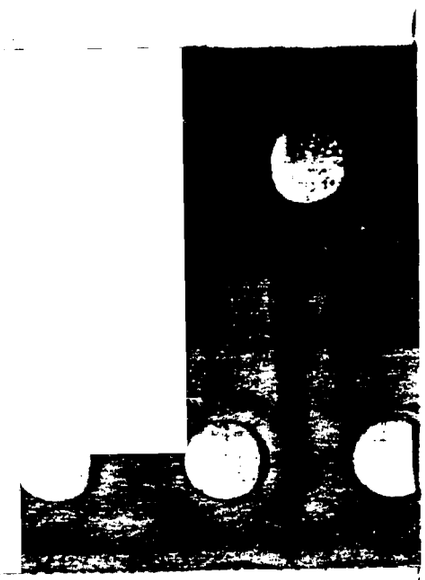
14544

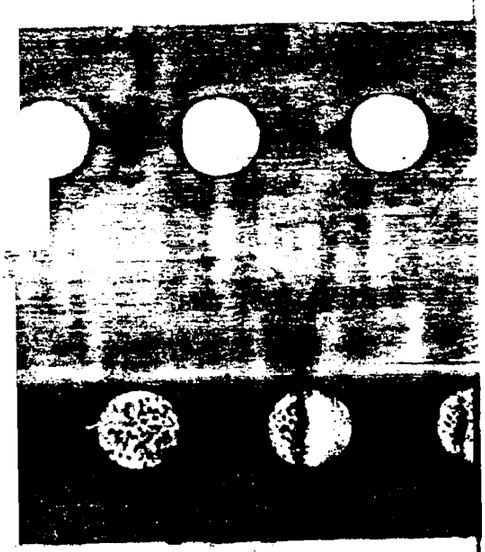
RECEIVED FOR REFERENCE

MAR 7 1 13 PM '89

RUSH

3448 03/07 0101 03CHECK 290.96





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7787 PAGE 802

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	86183.05
CON TX	284.46
PRFEE	0.50
WDEED	6.00
TOTAL	290.96
CHECK	290.96

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/07/89 01 13:15 0001 3448

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IDENTIFICATION

MAR 7 1 13 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 188012