FILED 3:10

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April 19 89

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 21, 1992

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
John Greg Humphrey		BancBoston Mortgage Corporation			105-5-51
(NAME)		(NAME)			
1408 Villa Place		P. O. Box 44090			22W17025
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)			
Nashville, TN 37212		Jacksonville, Florida 32231			
(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 John Greg Humphrey and Pasquale Viglietta

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. 10 on the plan of Haynie's Subdivision of Lot No. 40 of O. B. Hayes Plan of Large Lots, as of record in Book 148, page 433, 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 William Delaney Jenkins, unmarried of record in Book 7717, page 320, Register's Office, Davidson County, Tennessee.

* 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 BancBoston Mortgage Corporation of record in Book 6964, page 845, 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.

25087.

IDENTIFICATION REFERENCE

APR 14 3 10 PM '89

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1408 Villa Place, Nashville, TN 37212
(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 4th day of April, 19 89

Ramsey Investments, Inc.

By: David L. Ramsey III
Pres.

STATE OF TENNESSEE
COUNTY OF

BOOK 7817 PAGE 617

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 David L. Ramsey, III and _____ with whom I am personally acquainted and who upon his oath acknowledged himself to be the president of the Ramsey Investments, Inc. the within named bargainor, and corporation, and that (he) as such president being authorized so to do, execute 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 _____ as such _____

Witness my hand and official seal at office at Nashville on this the 4th day of April 19 89

My commission expires _____

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

My Commission Expires Nov. 21, 1992

WARRANTY DEED

FROM

Ramsey Investments, Inc.

TO

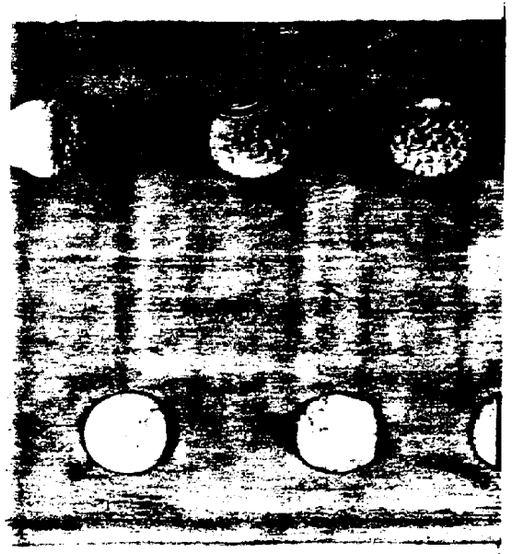
John Greg Humphrey and Pasquale Viglietta

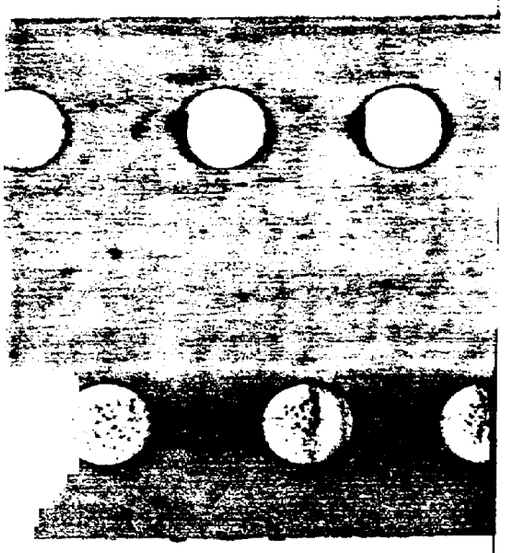
RETURN TO:

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

STEVEN G. WATERS
Attorney at Law

5958 04/14 0101 03CHECK 18.68





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

RECEIVED OF _____

FOR _____

BOOK 7817 PAGE 618

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 54600.00
CON TX 180.18
PRFEE 0.50
WDEED 6.00
TOTAL 186.68
CHECK 186.68

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
04/14/89 01 15:18 0001 5958

250087

IDENTIFICATION REFERENCE

APR 14 3 18 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 290341