This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

BOOK 7969 PAGE 691

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
John C. Pearson and wife	SunTrust Mortgage, Inc.	Map 130-6
Deborah Pearson	P. O. BOX 105277	Parcel 43
4417 Sheppard Place	Atlanta, GA 30348-5277	
Nashville, TN 37205		
Mortgagee: SunTrust Mortgage, Inc.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David A. Ramon and wife Kathleen W. Ramon, hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto John C. Pearson and wife Deborah Pearson, hereinafter the GRANTEES, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of a subdivision of Lots 12 & 13 and resubdivision of Lots 10 & 11 of Belle Meade Plan No. 2, as of record in Plat Book 421, page 112, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David A. Ramon and wife, Kathleen W. Ramon by deed from Joanne F. Hayes, formerly known as Joanne Fleming Wilt and J. Michael Hayes, by deed of record in Book 7294, page 67 Register's Office for Davidson County, Tennessee.

This is improved property known as 4417 Sheppard Place, Nashville, Tennessee 37205.

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

GRANTORS do further covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for:

1. The lien of General Taxes for the year 1989 and thereafter which are due and payable, but are not delinquent.

2. All matters shown on the Plan of record in Book 421, page 112, said Register's Office.

And GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hand as of this 26th day of October, 1989.

David A. Ramon by Rusty L. Moore Atty in fact

David A. Ramon
By: Rusty L. Moore
Attorney In Fact

Kathleen W. Ramon by Rusty L. Moore Atty in fact

Kathleen W. Ramon
By: Rusty L. Moore
Attorney In Fact

9517 10/27 0101 03CHECK 2102.50

STATE OF ~~TN~~ TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Teresa L. Beard, a Notary Public of said county and state, Rusty L. Moore 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 Attorney In Fact of David A. Ramon and wife Kathleen W. Ramon, the makers or a constituent of the makers and is authorized by the makers or by their constituents, the constituents being authorized by the makers, to execute this instrument on behalf of the makers.

Witness my hand, at office, this 26th day of October, 1989.

Teresa L. Beard

Notary Public

My Commission Expires: 7-13-91

NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $635,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

J. L. Pearson

Sworn to and subscribed before me this 26th day of October, ~~1988~~ 1989.

Teresa L. Beard

Notary Public
My Commission Expires: 7-13-91

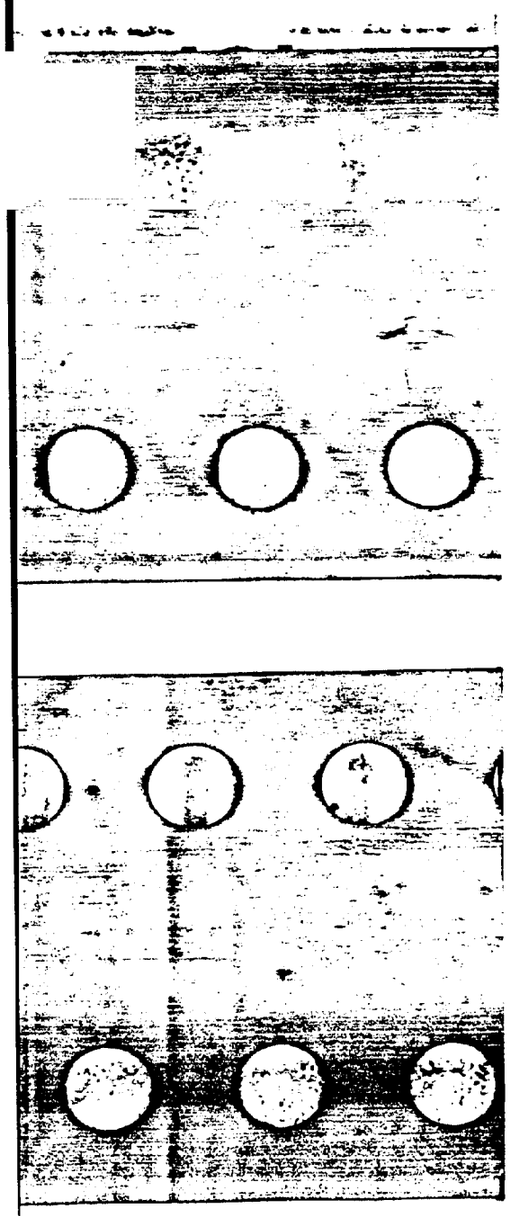
NOTARY PUBLIC AT LARGE

IDENTIF. REFERENCE

77196

OCT 27 11 12 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.



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 635000.00
CON TX 2095.50
PRFEE 1.00
WDEED 6.00
TOTAL 2102.50
CHECK 2102.50

10/27/89 01 11:14 0001 9517

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77199

IDENTIF. REFERENCE

OCT 27 11 12 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 261627