WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Jimmy D. Ramsey and wife Karen S. Ramsey P. O. Box 1411 Brentwood, TN 37027	First Union P. O. Box 18109 Raleigh, North Carolina 27619	Map 136-13 Parcel 107

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $91,026.38.

Jimmy D. Ramsey
Affiant

Subscribed and sworn to before me this 20th day of December, 1989.

Teresa A. Smith
Notary Public

My Commission Expires:
1/21/90

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 of which is hereby acknowledged, we MICHAEL STOOPS and REBECCA R. WILLIAMS, both unmarried persons, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto JIMMY D. RAMSEY and wife, KAREN S. RAMSEY, hereinafter referred to as Grantees, their heirs, successors 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. 16 on the Plan of Edge-O-Lake Section 20-A, as of record in Book 5200, Page 183, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Stoops and Rebecca R. Williams, both unmarried persons, of record in Book 7503, Page 579, Register's Office for Davidson County, Tennessee.

Subject to the Plan of Record in Book 5200, Page 183, said Register's Office, and to restrictive covenants of record in Book 5460, Page 269, said Register's Office.
Grantees herein jointly and severally hereby assume and covenant to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Michael Stoops and Rebecca R. Williams, both unmarried persons, and delivered to Diamond Mortgage Corporation in the amount of Eighty-Seven Thousand and No/100 ($87,000.00) Dollars dated March 25, 1988, and that certain Deed of Trust, securing said promissory note of even date therewith, upon the property conveyed in the deed, which Deed of Trust is recorded in Book 7503, Page 582, in the Davidson County Register of Deeds Office,

including, but not limited to, the obligation to repay the debt.

This is improved property, known as 3001 Goodwin Drive, Nashville, Tennessee 37217

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned.

AND we, the said Grantors do further covenant and bind ourselves, and our 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.

WITNESS our hands this 17 day of November, 1989.

Michael Stoops
Michael Stoops

Rebecca R. Williams
Rebecca R. Williams

STATE OF) Texas
COUNTY OF) Dallas

On this 17 day of November, 1989, before me personally appeared MICHAEL STOOPS and REBECCA R. WILLIAMS, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Garland TX, this 17 day of November, 1989.

Nancy J. Crump
Notary Public

My Commission Expires:
4-28-90

NANCY J. CRUMP
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-28-90

83504

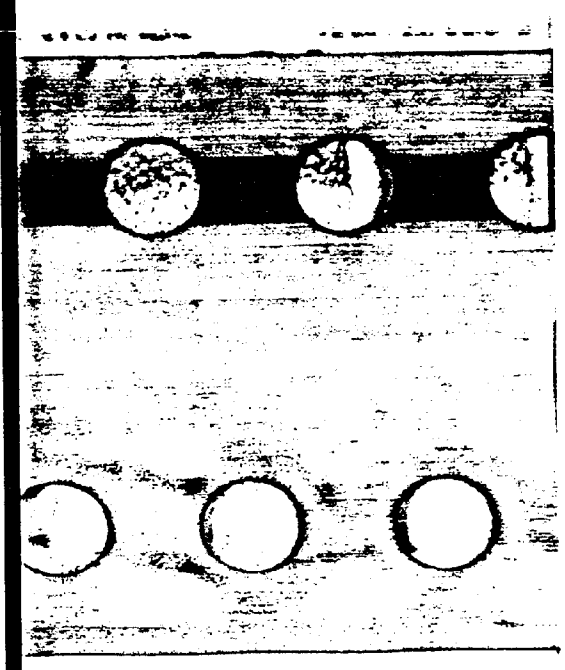
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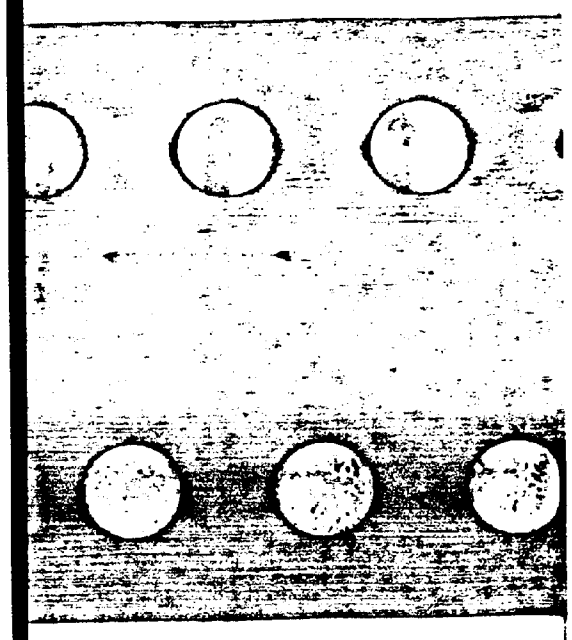
Nov 20 3 21 PM '89

RUSH

6102 11/20 0101 03CHECK 307.

AG/tas/E1233.137





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7988 PAGE 91

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 91026.38

CAMT	91026.38
CON TX	300.30
PRFEE	1.00
WDEED	6.00
TOTAL	307.30
CHECK	307.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/20/89 01 15:19 0001 6102

83504

IDENTIF. REFERENCE

Nov 20 3 21 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 268911