This Instrument Prepared By:
OWENS & HERRING
Suite 200
200 Fourth Avenue North
Nashville, TN 37219

W A R R A N T Y D E E D

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL #:
James G. Ramsey Jan H. Ramsey 4410 Curtiswood Circle Nashville, TN 37204	Same	132-10-0 028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 3658 06/25 0101 03CHECK 670.00 Dollars ($10.00) and other good and valuable consideration, ANN H. MOSS, an unmarried woman, has this day bargained and sold, and does hereby transfer and convey unto JAMES G. RAMSEY and wife, JAN H. RAMSEY, the Grantees hereunder, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 2, on the Plan of Curtiswood Estates, as of record in Book 2331, page 40, Register's Office for said County. Said Lot No. 2, fronts 261.6 feet on the easterly side of Curtiswood Circle and extends back 225.3 feet on the northerly line and 218.8 feet on the southerly line to a dead line, measuring 147.6 feet thereon.

This conveyance is made subject to a ten-foot easement for public utilities along northerly and easterly lines of premises, 75-foot building setback line from Curtiswood Circle, and conditions of owners certificate as shown on plan in Book 2331, page 40, said Register's Office, and to restrictive covenants contained in deed of record in Book 2336, page 271, said Register's Office, and by deed of correction of record in Book 2438, page 350, as amended by instrument in Book 2440, page 65, and re-recorded in Book 2440, page 231, said Register's Office.

And being the same property conveyed to J. E. Moss and wife, Dorothy H. Moss, by Franklin G. Clark and wife, Angie H. Clark, by deed of record in Book 2878, page 253, of the Register's Office of Davidson County, Tennessee; and Dorothy H. Moss died on January 11, 1968, and J. E. Moss as her surviving husband succeeded to all her rights in and to the said property at such time; and J. E. Moss died on January 21, 1988, and devised the said property unto his wife, Ann H. Moss, the Grantor hereunder who has not since remarried, under Item Four, Section (A)(1), of his Last Will and Testament which was duly admitted to probate in Davidson County, Tennessee, and is recorded in Will Book 161, page 702; and the estate of J. E. Moss was closed on November 2, 1989.

This is improved property, known as 4410 Curtiswood Circle, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors, heirs and assigns forever. Grantor does hereby covenant that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the items hereinbefore noted in addition to: (i) 1990 Metropolitan real estate taxes; and (ii) building restrictions and zoning ordinances.

Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 25th day of June, 1990.

Ann H. Moss
ANN H. MOSS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, D. JEFFERSON HERRING, a Notary Public in and for said County and State, ANN H. MOSS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of June, 1990.

D. Jefferson Herring
NOTARY PUBLIC

My Commission Expires: 1-11-93.

D. JEFFERSON HERRING NOTARY PUBLIC AT NASHVILLE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Thousand and No/100 Dollars ($200,000.00).

James G. Ramsey
JAMES G. RAMSEY, Affiant

Subscribed and sworn to before me, this the 25th day of June, 1990.

Angela R. Goins
NOTARY PUBLIC

ANGELA R. GOINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5/22/93.

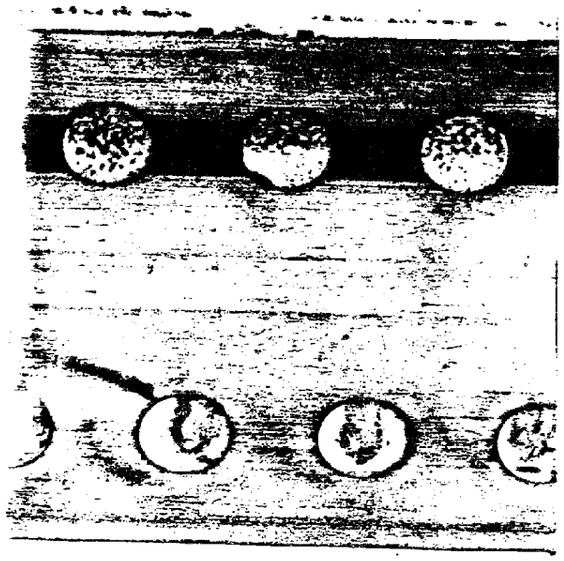
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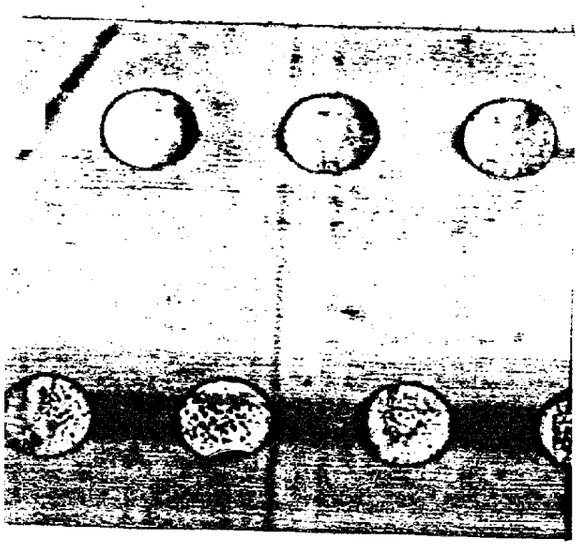
RUSH

JUN 25 2 28 PM '90

INSTRUMENT NUMBER

36592





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

RECEIVED OF _____

FOR _____

BOOK 8138 PAGE 343

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	200000.00
			CON TX	660.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	670.00
			CHECK	670.00
06/25/90	01		14:28 0001	3658

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36592

TIFF IF REFERENCE

JUN 25 2 28 PM '90

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 331273