Box 22

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Timothy A Ramsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 90

Notary Public

MY COMMISSION EXPIRES: 9/25/93

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney

Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	~~Mortgagee~~	MAP PARCEL NUMBERS	
Timothy A. Ramsey	Send Tax Bills To: New Owner	52-9-108 11D 67362	TRACT 1
(NAME)	(NAME)	52-9-132 11D 67365	TRACT 2
1133 Fernbank Avenue		52-9-133 11D 67370	TRACT 3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)		
Madison, TN 37115			
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)		

FOR AND IN 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, Roger Cox and wife, Nancy Cox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy A. Ramsey and wife, Cynthia S. Ramsey

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:

TRACT/LOT 1 AND TRACT/LOT 2

LAND in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the plan of Resubdivision Lot No. 34 Montague Subdivision, of record in Book 5190, page 251, Register's Office for said County.

BEING the same property conveyed to Roger Cox and wife, Nancy Cox by deed from Edward B. Benzon and wife, Shirley C. Benzon of record in Book 5078, page 939, Register's Office for Davidson County, Tennessee.

TRACT 3

LAND in Davidson County, Tennessee, being part of Lot No. 35 on the Map of Montague Subdivision, as of record in Book 421, page 129, Register's Office for said County, described as follows:

BEGINNING in the center of Fern Bank Drive, now known as Fernbank Avenue, at the northwest corner of Lot No. 36 on said Plan; thence with the line between said Lot Nos. 35 and 36, southeastwardly 405 feet to low water mark of Cumberland River; thence with low water mark of said River, northeastwardly 95 feet to the southeast corner of that part of Lot No. 35 conveyed to Mrs. Amelia M. Litterer by deed from Marvin W. Wiles, of record in Book 2447, page 599, said Register's Office; thence with said Litterer's line, westwardly 125 feet; thence in a northwesterly direction to a point in the northerly margin of said Lot No. 35, 205 feet west of the point of beginning; thence westerly, with the southerly margin of Lot No. 34, 225 feet to the center of said Drive; **

unimproved XX
This is improved ( ) property, know as Tract/Lot 1 and Tract 3 1133 Fernbank Avenue, Madison, TN 37115 (Tract/Lot 2)
(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 convenant 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 their hands this 30th day of November, 19 90

Roger Cox

Roger Cox

Nancy Cox

Nancy Cox

STATE OF TENNESSEE
Davidson County

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the undersigned

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

the bargainor s, with whom I am personally acquainted, * and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 19 90

Commission expires 9/25/93

* or proved to me on the basis of satisfactory evidence.

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

* or proved to be on the basis of satisfactory evidence.

Notary Public

WARRANTY DEED

FROM
Roger Cox and wife, Nancy Cox

TO
Timothy A. Ramsey and wife,
Cynthia S. Ramsey

5561 12/03 0101 03CHECK 386.50

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

** thence with same, southwestwardly 100 feet to the BEGINNING.

BEING the same property conveyed to Roger Cox and wife, Nancy Cox by deed from Edward B. Benzon and wife, Shirley C. Benzon of record in Book 5081, page 707, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

76558

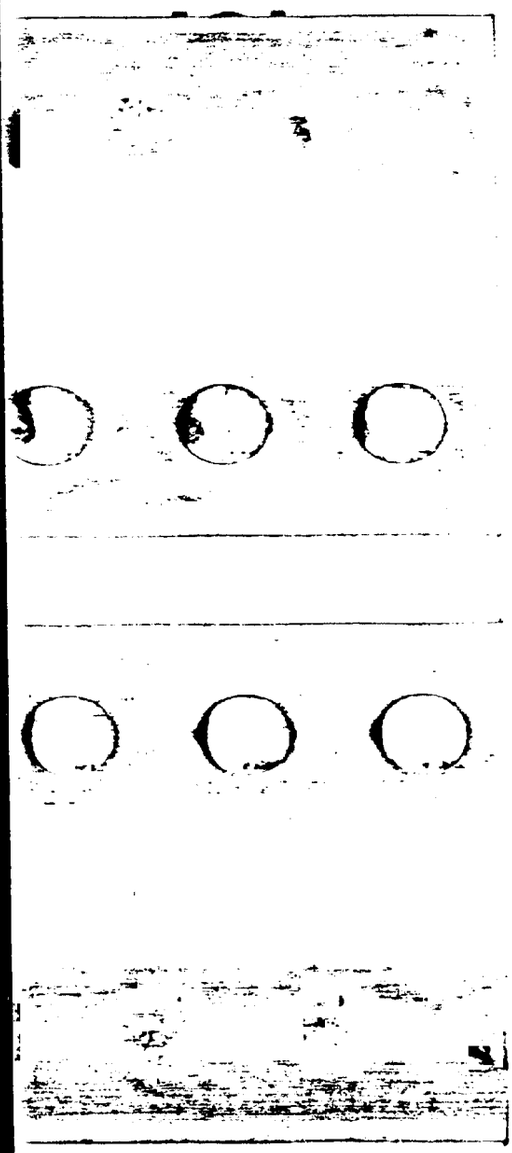
IDENTIF. TREFERENCE

DEC 3 12 14 PM '90

FELIX Z. WILSON II 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	115000.00
CON TX	379.50
PRFEE	1.00
WDEED	6.00
TOTAL	386.50
CHECK	386.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/03/90 01 12:14 0001 5561

76558

IDENTIF. REFERENCE

DEC 3 12 14 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378039