FORM No. WD-1

BOOK 8467 PAGE 350

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00
Roger D. Melton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October 19 91

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 670 - NASHVILLE, TN 37203

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Roger D. Melton (NAME)	First Republic Mortgage (NAME)	33-11-21
301 Fairbanks Road (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	11D 40050
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Dayton, Ohio 45459 (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, Dennis Ramsey and Judy L. Ludwig, unmarried and wife, Barbara Ramsey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger D. Melton

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

BEING Lot No. 18 on the Plan of Blair Manor of record in Book 3300, page 32, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Fairbanks Road; thence southeastwardly with a curve, 116.76 feet to a concrete monument; thence continuing with the margin of said Road, 37.4 feet to a concrete monument; thence around a curve northwardly 39.27 feet to a concrete monument in the northwesterly margin of Spero Road; thence with the margin of said Road northeastwardly 241.7 feet to a concrete monument; thence leaving margin of said Road, northwardly 114.19 feet to a point, said point being common rear of Lots 18 and 19; thence with the common line between said lots southwestwardly 327.47 feet to the point of beginning.

Being the same property conveyed to Dennis Ramsey and Judy L. Ludwig by quitclaim deed from Judy L. Ludwig of record in Book 7790, page 59, Register's Office, Davidson County, Tennessee.

Barbara Ramsey executed this instrument on behalf of Dennis Ramsey pursuant to a Power of Attorney which is being placed of record currently herewith.

Barbara Ramsey herein joins to convey any and all right and interest she may have; especially her marital rights.

Subject to restrictions of record in Book 3313, page 396 and Book 3315, page 571, said Register's Office.

This is unimproved ( ) / improved (xx) property, known as 301 Fairbanks Road, Goodlettsville, TN 37072
(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 our hand s this 17th day of October 19 91

Dennis Ramsey

Judy L. Ludwig

by Barbara Ramsey his Attorney in Fact

Barbara Ramsey

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy L. Ludwig and Barbara Ramsey

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 Goodlettsville, Tennessee, this 17th day of October, 1991

Commission expires _____

Notary Public

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF

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 / himself / themselves) acknowledged (he / they) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute 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 _____

Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:

Hallmark Title Company
3401 West End Ave., Suite 670
Nashville, TN 37203

4324 10/21 0101 03CHECK 317.80

STEVEN G. WATERS
Attorney at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Ramsey, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Dennis Ramsey as his Attorney in Fact as the free act and deed of the within named Dennis Ramsey.

Witness my hand and official seal at Goodlettsville, Tennessee, this 17th day of October, 1991.

My Commission Expires:

_____

Notary Public

My Commission Expires Nov. 21, 1992

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 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 84000.00
CON TX 310.80
PRFEE 1.00
WDEED 6.00
TOTAL 317.80
CHECK 317.80

10/21/91 01 09:57 0001 4324

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5561 8

OCT 21 9 54 AM '91

No. 469066