PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 33946)
Dav. Co. File: Box 8

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 86500.00

Joseph F. Lentz
Affiant

Sworn and subscribed before me this
8th day of October, 1993.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Joseph F. Lentz Lynn W. Lentz 4902 Wyoming Avenue Nashville, TN 37209	National Mortgage Company 4041 Knight Arnold Road Memphis, TN 38118	103-03-0 138.00 25W 02920

BOOK 9112 PAGE 109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Ramsey and spouse, Linda Burcher Ramsey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph F. Lentz and spouse, Lynn W. Lentz,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 803 of Block No. 38 on the plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for said County.

SAID Lot No. 803 fronts 50 feet on the northerly margin of Wyoming Avenue, formerly 6th Avenue, and extends back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Matthew Ramsey and wife, Linda Burcher Ramsey by deed from Elam J. Felts, unmarried, of record in Book 6930, page 641, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This instrument is executed on behalf of Linda Burcher Ramsey by Matthew Ramsey as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

IDENTIF. & REFERENCE

73115

OCT 12 AM 9:47

REGISTER DAVIDSON COUNTY, TN.

This is improved property, known as: 4902 Wyoming Avenue, Nashville, TN 37209

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of October, 1993.

Matthew Ramsey
Matthew Ramsey

Linda Burcher Ramsey
Linda Burcher Ramsey, By: Matthew Ramsey, Atty-In-Fact

State of Tennessee
County of Davidson

On this 8th day of October, 1993, before me the undersigned authority, personally appeared **Matthew Ramsey,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

My Commission Expires:

Notary Public

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 **Matthew Ramsey**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Linda Burcher Ramsey**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of October, 1993.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

EXP. 9/16/95

EXHIBIT "A"
To
WARRANTY DEED

FROM: Matthew Ramsey and Linda Burcher Ramsey

TO: Joseph F. Lentz and Lynn W. Lentz

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Matthew Ramsey, Affiant

Sworn to and subscribed before me this

8th day of October, 1993.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXP. 9/16/95

0777 10/12 0101 03CHECK 329.05



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

RECEIVED OF _____

FOR _____

BOOK 9112 PAGE 111

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 86500.00
				CON TX 320.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 329.05
				CHECK 329.05
			10/12/93 01	09:50 0001 0777

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73115
IDENTIF. # REFERENCE

93 OCT 12 AM 9:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 708652