BOOK 9198 PAGE 468

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 108,500.00

J. Richard Franz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF December 19 93

Notary Public

MY COMMISSION EXPIRES: 1-25-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Nashville, TN 37212-4968

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Richard Franz (NAME)	NationsBank of Tennessee, N.A. (NAME)	MAP-118-5
925 Gale Lane (ADDRESS)	(ADDRESS)	PARCEL-192
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	(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, Caldwell J. Ramsey and wife, Catherine Ramsey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Richard Franz, married

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:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 1, on an unrecorded map of a re-subdivision of part of Vauix Land, made November 14, 1931. Said Lot No. 1 fronts 101.65 feet on the southerly side of Gale Avenue, and runs back 421.4 feet on the westerly line and 435.7 feet on the easterly line to the right-of-way of the Tennessee Central Railroad, and shows 102.3 feet on said right-of-way.

Included in the above description but excluded therefrom is the property sold off to the State of Tennessee of record in Book 4761, Page 309, Register's Office for said County. The above legal descriptions are from the previous deed of record.

Being the same property conveyed to Caldwell J. Ramsey and wife, Catherine Ramsey by deed from Frank W. Barney and wife, Wydell L. Barney of record in Book 5203, Page 94, Register's Office for said County.

This conveyance is subject to an easement granted of record in Book 4761, Page 310, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

8055 12/23 0101 03CHECK 410.45

unimproved ( )
This is improved (X) property, known as 925 Gale Lane, Nashville, Tennessee 37204
(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 23rd day of December 19 93

Caldwell J. Ramsey

Caldwell J. Ramsey

Catherine Ramsey

Catherine Ramsey

BOOK 9198 PAGE 469

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 Caldwell J. Ramsey and wife, Catherine Ramsey

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December, 19 93.

Commission expires January 25, 1997

Notary Public: Martin L. Grossman

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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

IDENTIF. & REFERENCE

93 DEC 23 PM 12:19

FELIX A. WHITWELL, REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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

RECEIVED OF _____

FOR _____

BOOK 9198 PAGE 470

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 108500.00
CON TX 401.45
PRFEE 1.00
WDEED 8.00
TOTAL 410.45
CHECK 410.45

12/23/93 01 12:20 0001 8055

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00441
IDENTIF. & REFERENCE

93 DEC 23 PM 12:19

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 738014